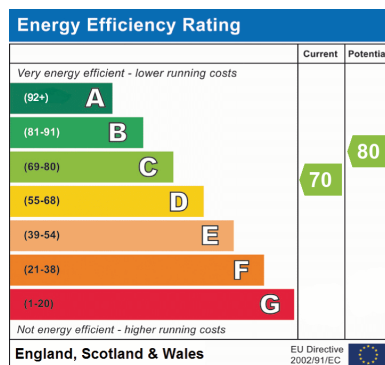


125 Hillingdon Avenue
Approximate total internal area:
135.46m² (1458.08sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



125 HILLINGDON AVENUE, SEVENOAKS, KENT TN13 3QT

This fabulous 1930s four bedroom semi-detached home seamlessly combines classic elegance with spacious modern living. The property was extended in 1990, and is now a double fronted home with inviting living areas which are perfect for gatherings and all bathed in natural light, as well as a large rear garden, ample parking space on the private driveway, and plenty of potential for further enlargement. Conveniently located, with Sevenoaks town being a reasonable walking distance away via a footpath, and popular schools nearby, this property ticks all the boxes of a desirable family home.

Semi-detached ■ Four bedrooms ■ Private driveway with plenty of parking ■ Southerly aspect, approximately 130ft long rear garden ■ Potential for loft conversion subject to necessary consents ■ Spacious living accommodation ■ Reasonable walking distance to Sevenoaks town ■ Short walk to popular schools ■ Double fronted

PRICE: GUIDE PRICE £750,000 FREEHOLD

SITUATION

Positioned in a residential area within easy reach of Sevenoaks High Street, via a conveniently positioned footpath, or a very short drive. The town offers a variety of shops, restaurants, cafés and a leisure centre. Sevenoaks mainline station is approximately 1.7 miles away, and offers frequent services to London Bridge in as little as 22 minutes. Bat & Ball railway station is approximately 0.7 miles away, and offers direct trains to London Blackfairs or a connecting service via Sevenoaks.

There are local shops nearby, as well as a Sainsbury's superstore and Aldi around 1.5 miles away, as well as a doctor's surgery, and a hospital with X-Ray department and Minor Injuries.

There is an excellent selection of schools in close proximity of the property such as Trinity Secondary School, the annexed Weald of Kent Grammar School for girls, and Tunbridge Wells Grammar School for boys a short walk away. Sevenoaks School, Walthamstow Hall for girls and Knole Academy are a short distance away, as well as primary schools including Sevenoaks county primary, St Johns, and Lady Boswell's. Access to the M25 (junction 5) can be found at the Chevening interchange about 2.5 miles distant.

National Trust owned Knole House with its 1,000 acre deer park in which to run/roam is within easy reach.

DIRECTIONS

From the High Street, proceed in a northerly direction through the Pembroke Road traffic lights, bearing right into Seal Hollow Road. Keeping right, proceed down the hill and continue towards the end of the road. Turn left into Hillingdon Avenue which is opposite Wildemesse Avenue (on your right). 125 is the first house of Hillingdon Avenue on the left after Wildemesse Mount.

GROUND FLOOR

ENTRANCE HALL

Upon entering the property through the windowed front door, one is greeted with ample space for shoes and coats, with stairs leading up to the first floor and doors to the living room, dining room, and kitchen. There is an obscure glass double glazed window to the front, a radiator, Karndean flooring and a useful understairs storage cupboard with light.

LIVING ROOM



7.37m x 3.8m (24' 2" x 12' 6")

Bright and spacious living room, with patio doors out to the rear garden and double glazed window to front. Carpeted, with coving, a small window to the rear and three radiators. There is a delightful ornate working fireplace as a striking feature of the room.

DINING ROOM

3.59m x 3.64m (11' 9" x 11' 11")

Carpeted, with double glazed window to front, radiator, and coving.

KITCHEN



3.6m x 5m (11' 10" x 16' 5")

Stylish fitted kitchen with attractive tiled splashback and matching wall and base units and worktops. There is space for a fridge, freezer, and dishwasher, as well as deep pan drawers and bin storage. There is a freestanding oven with gas hob, stainless steel sink and drainer inset to worktop with mixer tap, and wall shelves with hooks. A double glazed window to the rear, an opening to the utility room, and door out to the rear garden. There is plenty of space to use the kitchen not only for cooking, but also as a breakfast area.

UTILITY ROOM

2.07m x 0.98m (6' 9" x 3' 3")

Next to the kitchen, the utility room provides space for both washing machine and tumble dryer, with a frosted glass door to the side garden and door to the cloakroom. There is a wall hung Vaillant gas fired high efficiency condensing boiler.

CLOAKROOM

1.33m x 0.98m (4' 4" x 3' 3")

Double glazed obscure glass window to rear, low level WC, and vanity unit.

FIRST FLOOR

LANDING

Doors to bedrooms, bathroom, and WC. There is a hatch to the loft, which has a drop down ladder and light. The loft has 270 mm insulation and is centrally boarded, and presents a fantastic opportunity for a conversion subject to necessary consents.

BEDROOM



3.91m x 3.64m (12' 10" x 11' 11")

A very spacious main bedroom, with opening to walk through wardrobe and en-suite. Carpeted, with a double glazed window to the front with radiator beneath.

DRESSING AREA

1.61m x 1.53m (5' 3" x 5' 0")

Large freestanding wardrobe, with window to side and mirrored door to the en-suite.

EN-SUITE



1.46m x 2.5m (4' 9" x 8' 2")

Tiled and comprising step in shower, pedestal hand wash basin, wall mounted mirrored cabinet, low level WC, radiator and a large airing cupboard with shelving. There is an obscure glass double glazed window to the rear.

BEDROOM



3.52m x 3.39m (11' 7" x 11' 1")

Double bedroom with double glazed window to rear providing views over the lovely rear garden. There is an integrated wardrobe with shelving above, a radiator, and recesses with shelving.

BEDROOM

3.61m x 3.39m (11' 10" x 11' 1")

Double bedroom with integrated storage with a rail and shelving above, carpet, a double glazed window to the front and a radiator.

BEDROOM

2.54m x 2.06m (8' 4" x 6' 9")

Carpeted single bedroom with built-in wardrobe providing a clothes rail and shelving, a radiator and a double glazed window to the front.

BATHROOM



1.46m x 2.06m (4' 9" x 6' 9")

Tiled, with obscure glass double glazed window to the rear. Comprising a bath with overhead shower, wall mounted hand wash basin, wall mounted mirrored cabinet, extractor fan and a radiator.

WC

1.46m x 0.91m (4' 9" x 3' 0")

Low level WC and obscure glass double glazed window to the rear.

OUTSIDE

DRIVEWAY

Paved with ample parking space for multiple vehicles. There is hedging and a planted border, as well as secure side access to the rear garden.

GARDEN



A beautiful, approximately 130ft long southerly aspect rear garden with a patio area perfect for al fresco dining and entertaining, primarily laid to lawn with planted borders. The garden is private with an array of shrubs, bushes and hedging, as well as an attractive eucalyptus tree, a blackcurrant bush, an apple tree, thornless blackberry over the trellis, and vegetable patch. There is a shed at the rear of the garden which provides convenient storage space, and side access to the garden from the front of the property via a secure gate.