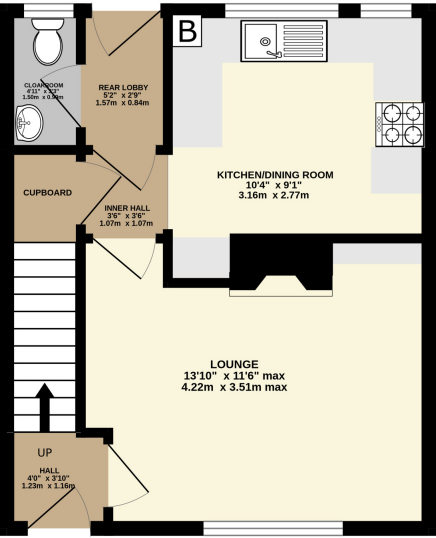
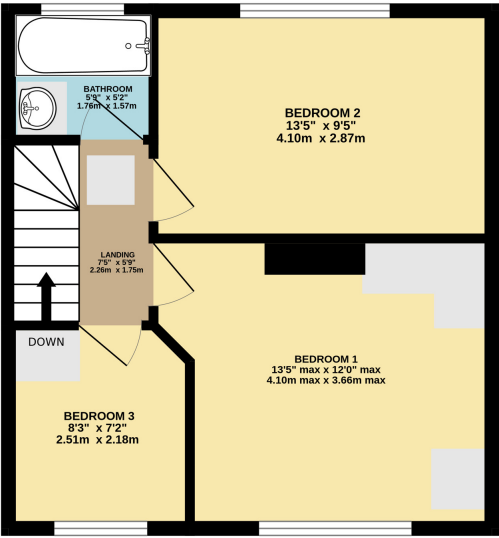


GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



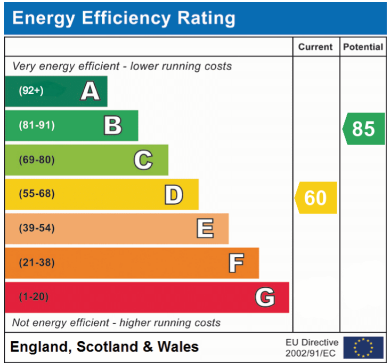
1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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30 BRADBOURNE VALE ROAD, SEVENOAKS, KENT TN13 3QJ

An attractive 3 bed 1930's built house which would benefit from updating, set well off the road and located in a convenient position close to local amenities. The Bat and Ball railway station is within a short walk and Sevenoaks railway station about 20 minutes walk. There is a long rear garden. NO CHAIN.

3 Bedrooms ■ Hall ■ Lounge ■ Kitchen/Dining Room ■ Cloakroom ■ Bathroom ■ Long Rear Garden - Over 100ft ■ Double Glazing ■ Opportunity to refurbish to ones own taste ■ NO CHAIN

PRICE: GUIDE PRICE £375,000 FREEHOLD



**SITUATION**

The property is located just a few minutes' walk from Bat & Ball station (0.3 miles) and 0.9 miles from Sevenoaks mainline station with mainline links to London Bridge, London Blackfriars, London Charing Cross and London Cannon Street.

There are excellent schools nearby. Knole Academy, Trinity School and Weald of Kent Girls Grammar School are all within walking distance. Sevenoaks County Primary School is within walking distance and St Johns Primary School and Otford Primary School are both within a short drive.

The motorway network can be accessed nearby at junction 5 and the property is 1.4 miles on foot from Sevenoaks High Street with its range of shops, restaurants and recreational facilities including Sevenoaks Leisure Centre. Other facilities also include a Sainsburys, Aldi, The Range, Wicks and Halfords, all within reach of the property.

Sevenoaks Wildfowl reserve with its spectacular series of lakes and footpaths is within a short walk of the property. Access to historic Knole House with its deer park and 1,000 acres in which to roam or run is about one mile distant.

**DIRECTIONS**

From Sevenoaks High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue past the Vine cricket ground on your right and continue straight on passing the Hollybush Lane shops at upper St Johns. Continue down St Johns Hill to the traffic lights with the A25. Turn left here and the property will be found on your right hand side opposite the left hand turning into St Johns Road.

**ENTRANCE HALL**

4' 0" x 3' 10" (1.22m x 1.17m) stairs to the first floor, carpet, door leads into the lounge.

**LOUNGE**



13' 10" x 11' 6" max (4.22m x 3.51m) chimney breast with stone fireplace surround, hearth and display mantle, fitted gas fire, alcove with shelf, sealed unit double glazed window to the front, night storage heater, carpet, door leads into the inner hall.

**INNER HALL**

3' 6" x 3' 6" (1.07m x 1.07m) door into an understairs storage area, door leads into the rear lobby, vinyl flooring, opening leads through to the kitchen/breakfast room.

**REAR LOBBY**

5' 2" x 2' 9" (1.57m x 0.84m) door leads into the cloakroom, door with sealed unit double glazing to upper half leads into the rear garden, vinyl flooring.

**CLOAKROOM**

4' 11" x 3' 3" (1.50m x 0.99m) low level wc, wash hand basin, sealed unit double glazed window to the rear with obscure glazing, carpet.

**KITCHEN/BREAKFAST ROOM**



10' 4" x 9' 1" (3.15m x 2.77m) range of ground and wall cupboards, single bowl, single drainer stainless steel sink unit with mixer tap, cupboard under, sealed unit double glazed windows to the rear, alcove incorporating a night storage heater with shelved cupboards above, vinyl flooring, gas fired boiler serving the hot water, cooker with gas hob and extractor over. space and plumbing for a washing machine, splashback tiling.

**FIRST FLOOR**

**LANDING**

7' 5" x 5' 9" (2.26m x 1.75m) night storage heater, hatch to the loft.

**BEDROOM 1**



13' 5" max x 12' 0" max (4.09m x 3.66m) sealed unit double glazed window to the front, chimney breast, carpet, built in wardrobe and storage cupboards forming a bed alcove.

**BEDROOM 2**



13' 5" x 9' 5" (4.09m x 2.87m) sealed unit double glazed window to the rear, carpet.

**BEDROOM 3**



8' 3" x 7' 2" (2.51m x 2.18m) sealed unit double glazed window to the front, storage platform over the stair bulkhead.

**BATHROOM**



5' 9" x 5' 2" (1.75m x 1.57m) panelled bath with mixer tap and hand shower attachment, wash hand basin set into vanity unit, sealed unit double glazed window to the rear with obscure glazing, shower curtain and rail, mirror.

**OUTSIDE**

**FRONT GARDEN**

Open plan front lawn, flower beds, various bushes and plants. Shared concrete pathway. There is access from the front garden leading through to the rear garden.

**REAR GARDEN**



There is a long rear garden which extends over 100ft. Patio leading to lawn, varied shrubs, bushes and trees. The garden does need TLC! Greenhouse. Garden Shed.

**COUNCIL TAX**

Council Tax Band C. £2,187.45 payable 2025/26.