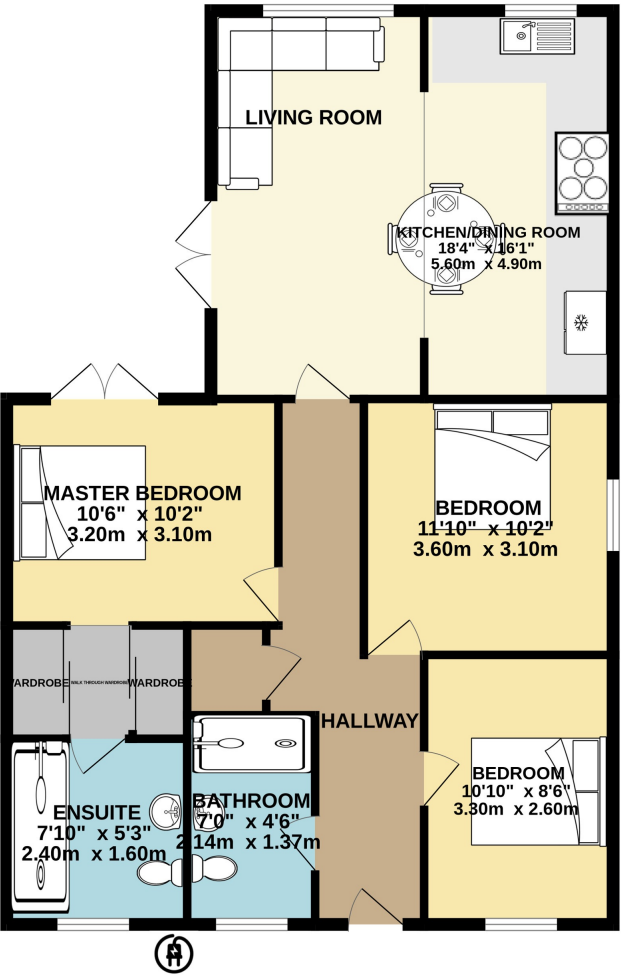
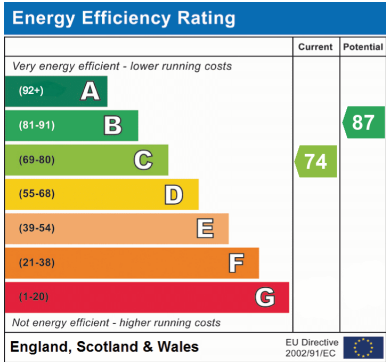


GROUND FLOOR  
1163 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 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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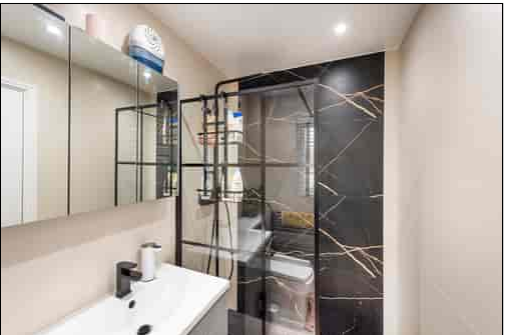
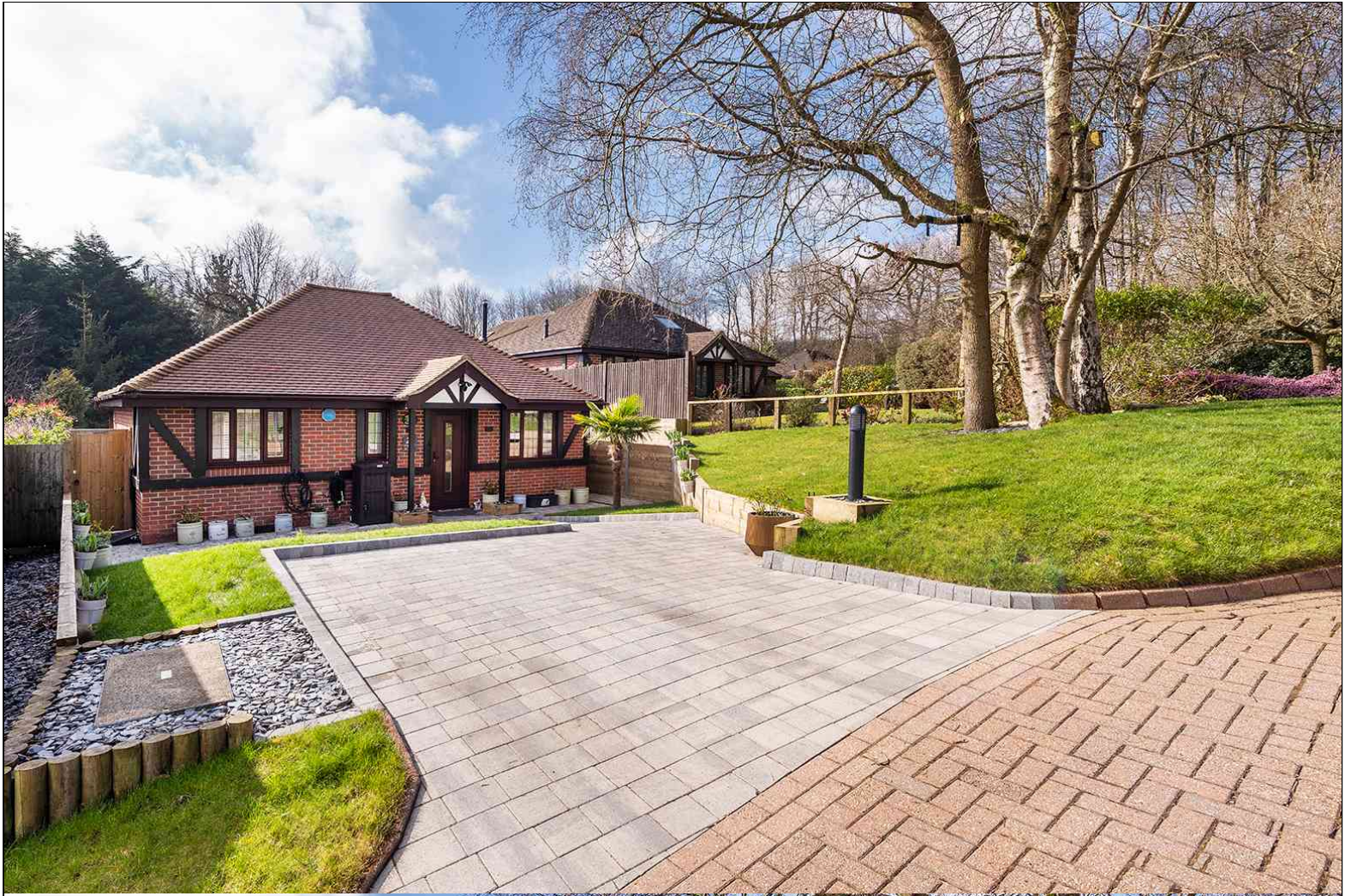
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## 21 OAK WARREN, SEVENOAKS, KENT TN13 1NR

Sleek, contemporary, newly modernised and extended 3 bedroom bungalow situated on a lovely wooded and gated development. No stone has been left unturned with the thought and care taken to improve this property, so it presents as if it were newly built. Inside and out beautifully proffered gardens and interior with every thought given to modern day living and convenience. You could just walk in and relax and enjoy this gorgeous home !

Master suite with ensuite dressing area and shower room ■ Underfloor heating with thermostats in every room connected via smart life mobile app ■ Designer radiators ■ Ethernet connections points for WIFI router ■ Stylish kitchen/living room ■ New electric and plumbing system ■ Vaillant boiler with 10 year warranty with Mobile Senso comfort WIFI ■ Farrow and Ball Paint ■ Black flat screwless sockets and light switches

PRICE: GUIDE PRICE £975,000 FREEHOLD



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**SITUATION**

Oak Warren is a gated wooded development located 1.6 miles from Sevenoaks High Street, within an Area of Outstanding Natural Beauty and the Metropolitan Greenbelt. The communal woodland benefits from a footpath leading to Sevenoaks Common. Shopping: Sevenoaks (1.6 miles). Mainline Rail Services: Sevenoaks (2.5 miles) to London Bridge/Charing Cross/Cannon Street. Primary Schools: Weald, St John’s CEP, St Thomas’ RCP, Sevenoaks Primary and Lady Boswell’s CEP Schools. Secondary Schools: Knole Academy, Weald of Kent Grammar and Trinity Secondary Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells. Private schools: Walthamstow Hall and Tonbridge Secondary Schools. Sevenoaks, Walthamstow Hall, The Granville, Solefields and New Beacon Prep Schools. Trail around the communal woodland, leading to Sevenoaks Common. Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket and Rugby in the Vine area of Sevenoaks. The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports.

**DIRECTIONS**

From Sevenoaks High Street, proceed in a southerly direction and turn right onto Oak Lane opposite Sevenoaks School. After about 1.6 miles Oak Warren can be found along on the left hand side.

**ENTRANCE HALL**



Light and airy entrance hall with access to bedrooms bathroom and living area.

**KITCHEN/LIVING ROOM**



Offering a private wooded aspect to rear with access to the lovely decked area. The kitchen is fitted with a sleek modern handle less kitchen with grey Quartz worktop and splashback. Samsung family hub French style fridge freezer and beverage centre, Hoover washing machine, Siemens gas hob, cooker hood, combined microwave and oven, integrated dishwasher, Brita water filter.

**MASTER BEDROOM**



Double doors to garden, open to dressing area.

**ENSUITE DRESSING ROOM AND SHOWER ROOM**



Dressing area fitted with stylish grey wardrobes door to ensuite. Beautifully fitted ensuite with walk in shower, W.C and wash hand basin, full height wall tiles, heated towel rail.

**BEDROOM 2**



Double glazed window to side, grey wardrobes.

**BEDROOM 3**



Double glazed window to front stylish grey wardrobes.

**BATHROOM**



Contemporary white and grey suite comprising of walk in shower with screen, low level W.C, wash hand basin, heated towel rail, full height feature tiles.

**OUTSIDE**

**FRONT GARDEN**

There is a new driveway to front, electric vehicle charging point. Ring security cameras, Ring video doorbell, Ring security alarm.

**REAR GARDEN**



Fully landscaped with large terrace areas and south facing, external sockets lighting and security. There is an outside store with tumble dryer and drying area.

**GARAGE EN BLOC**

Garage within a block with its own electric vehicle charging point.

**COMMUNAL RESIDENTS CHARGES**

£120per month which includes sewage treatment works and communal areas maintenance.

**COUNCIL TAX BAND D £2098 AVG**