



TOTAL FLOOR AREA: 1648 sq.ft. (153.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 56 BRADBOURNE VALE ROAD, SEVENOAKS, KENT TN13 3QL

Set well back from the road with an impressive frontage and rear garden this 1950's built 3 bedroom semi detached homes has been thoughtfully updated and improved by the current owner to offer a lovely, move in family home. The property boasts a contemporary feel with modernised kitchen and bathroom, a downstairs cloakroom, sitting room with lovely wood burning stove, dining area open to kitchen and leading to conservatory which overlooks the fabulous 120ft rear garden. At the end of the garden is an outbuilding which has an office/studio, workshop, storage and second potential studio/games room. Viewing is essential.

- Lounge ■ 3 bedrooms ■ Modern bathroom ■ Lovely kitchen and dining area ■ Conservatory ■ Lounge with wood burning stove
- Cloakroom ■ 70ft front garden ■ Lovely 120ft rear garden ■ Great Outbuilding for study/studio/store/workshop

**PRICE: GUIDE PRICE £525,000 FREEHOLD**





## SITUATION

The property is located within walking distance of the Bat and Ball railway station with its links to London main line stations (Victoria, Charing Cross, London Bridge and Cannon Street). Sevenoaks main line railway station is also within easy reach. There are local shops at lower St Johns including a Co-op. A short drive from the property is a major superstore and many other renowned retailers. The town centre of Sevenoaks with its swimming pool, fitness centre, library and varied selection of shops is about one and a quarter miles. The Sevenoaks area is renowned for its excellent educational and recreational facilities including golf at nearby Knole, Wildemesse and Nizels. Sailing is at Chipstead and Bough Beech. Racing is at Lingfield. Useful motorway links are within a few minutes drive, and access onto the M25 may be gained at the Chevening interchange with the A21 at Bessels Green just to the west of Sevenoaks. Churches of various denominations abound in the area.

## 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 can be found set well back from the road on the right hand side just after the turning for St Johns Road on your left, there are places to park along the road.

## GROUND FLOOR

### ENTRANCE HALL



13' 3" x 5' 9" (4.04m x 1.75m) Double glazed door to entrance hall, radiator, stairs to 1st floor, doors to lounge, kitchen/dining room, cloakroom, laminate wood floor, understairs storage cupboard.

### CLOAKROOM



2' 9" x 2' 4" (0.84m x 0.71m) Double glazed window to side, low level W.C., wash hand basin, localised tiling, laminate wood floor.

### LOUNGE



13' 6" x 11' 8" (4.11m x 3.56m) Double glazed window to front, radiator, limestone fireplace with wood burning stove, laminate wood floor.

### KITCHEN/DINING ROOM



18' 6" x 11' 3" (5.64m x 3.43m) max, Double glazed window to rear, double glazed French doors to conservatory, attractive high gloss wall and base units, Quartz worktops, 5 ring Zanussi gas hob, integrated oven, extractor hood, inset stainless steel 1 1/2 bowl sink unit, peninsular breakfast bar, laminate wood floor, integrated dishwasher and washing machine, radiator.

### CONSERVATORY



12' 11" x 9' 6" (3.94m x 2.90m) Two thirds glazed with brick base, power and light, French doors to decking.

## FIRST FLOOR

### LANDING

Access to loft with ladder, insulated and boarded.

### BEDROOM 1



10' 9" x 13' 4" (3.28m x 4.06m) Double glazed bay window to front, radiator, laminate wood floor, wardrobes to one wall.

### BEDROOM 2



11' 4" x 10' 5" (3.45m x 3.17m) Double glazed window to rear, radiator, laminate wood floor.

### BEDROOM 3

7' 9" x 6' 9" (2.36m x 2.06m) Double glazed window to front, radiator, laminate wood floor.

### BATHROOM



6' 9" x 5' 9" (2.06m x 1.75m) Modern white suite comprising panelled bath with overhead shower, vanity unit, low level W.C., stainless steel heated towel rail, opaque double glazed window to rear, extractor fan, part tile walls.

## OUTSIDE

### REAR GARDEN



Approximately 120ft raised decked with storage beneath and seating with steps down to lawns and patios, Koi pond, 2 apple trees, 2 pear trees, 2 plum trees and a cherry tree, side compost and storage area.

### OUTBUILDING



111' 6" x 9' 5" (33.99m x 2.87m)

### OUTSIDE STORE



11' 6" x 4' 9" (3.51m x 1.45m) Wall and base units, power and light.

### WORKSHOP

15' 0" x 4' 8" (4.57m x 1.42m)

COUNCIL TAX BAND D £2,345.00 PA