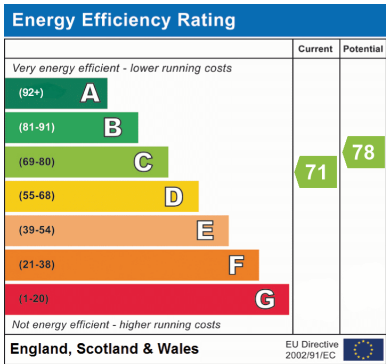
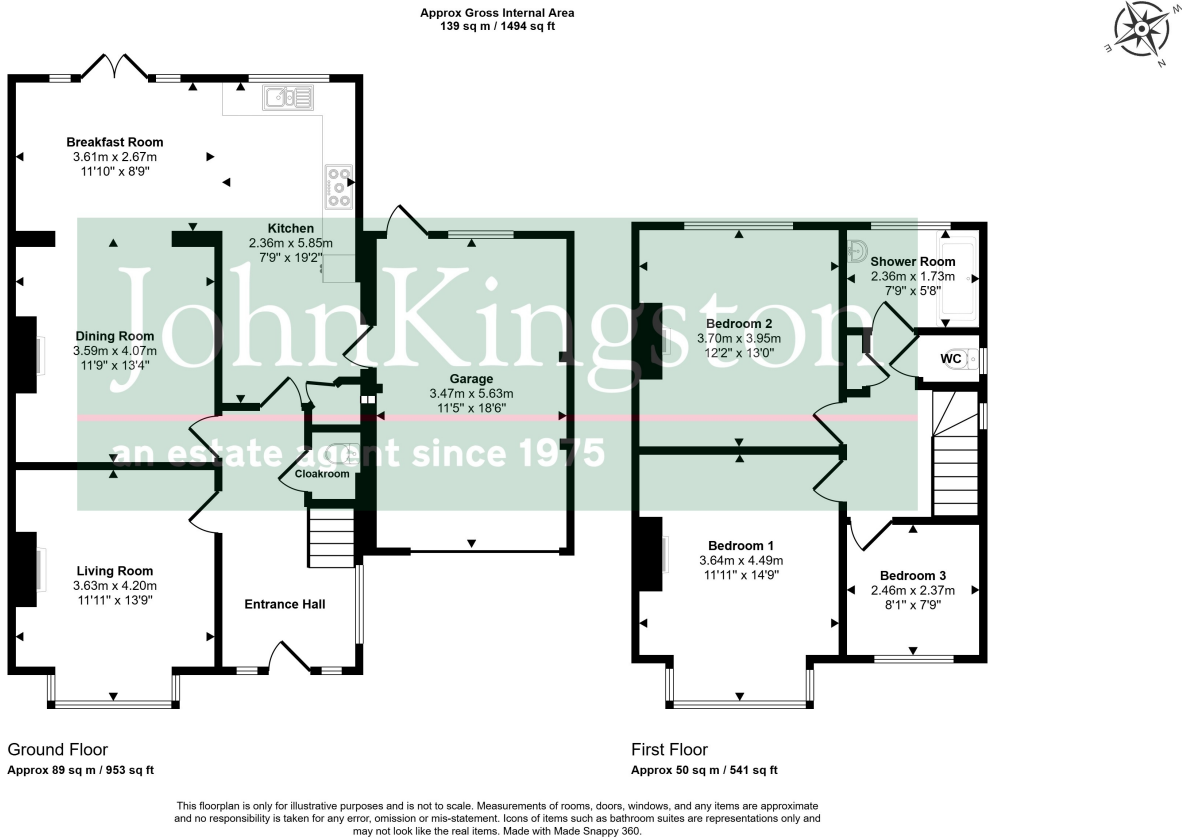




37 BRADBOURNE ROAD, SEVENOAKS, KENT TN13 3PZ

This attractive 1930s semi-detached character home enjoys an excellent position on a quiet residential road, within easy walking distance of Sevenoaks town and station. As part of the only bay-fronted pair in the row, it offers well-proportioned accommodation with wood and slate flooring, a recently updated shower room/WC and an updated boiler. Already extended, yet still offering potential scope for further enlargement, the property also benefits from off-road parking, a garage and a delightful rear garden. Exceptionally well cared for throughout and offered with no onward chain, it presents an exciting opportunity in a highly desirable location.

Three bedroom semi-detached house ■ Extended to create fantastic reception space ■ Immaculately presented ■ Recently installed Vaillant gas fired boiler (2025) ■ South west facing garden ■ Garage and off-road parking for multiple vehicles on driveway ■ Walking distance of Sevenoaks station, town, local shops, cafés and amenities ■ Potential for further enlargement (stpp) ■ Rare opportunity - viewing highly recommended ■ NO CHAIN

PRICE: GUIDE PRICE £950,000 FREEHOLD



SITUATION

Positioned on the highly desirable Bradbourne Road, tucked away behind a stone wall, these properties have always been favoured as they have plenty to offer in convenience, yet are set back from the road and approached via a shared carriage driveway.

Sevenoaks station is within walking distance (0.8 miles), and offers fast and frequent trains to London in as little as 23 minutes. Sevenoaks town centre is also easily accessible (0.7 miles), and offers a good range of shopping and leisure facilities, with a friendly mix of high street names and unique independents. Activities include theatre at The Stag arts centre, Sevenoaks Leisure Centre, cricket at The Vine, a multitude of restaurants and cafés, Wednesday markets in Buckhurst Lane and Saturday markets at Blighs.

Local amenities are close at hand, with independent shops and the popular Rafferty’s café just a couple of minutes’ walk away, (0.1 miles). There are many green spaces in the surrounding area, including Hollybush Recreation Ground (0.5 miles), Sevenoaks Wildlife Reserve (0.9 miles) and Historic National Trust owned Knole House with its 1,000 acre deer park, which is within easy reach.

Sevenoaks provides the opportunity for excellent schooling both in the state and independent sectors. Well regarded primary schools in the local area include Sevenoaks Primary (0.3 miles), The Granville School (0.8 miles), St John’s CE Primary school (0.4 miles) and Lady Boswell’s CE Primary School (0.9 miles).

Popular secondary schools include the Trinity School, Weald of Kent Girls Grammar annexe and Tunbridge Wells Boys Grammar annexe (all 1.1 miles), Knole Academy (0.6 miles), the highly esteemed Sevenoaks School (1.2 miles) and Walthamstow Hall for Girls age 7 – 17 (0.3 miles). There are grammar schools for both boys and girls in Tonbridge and Tunbridge Wells.

Access to the M25 motorway just to the west of Sevenoaks at Chevening, Junction 5 is within a short drive. Please note that all stated distances are approximate.

DIRECTIONS

From Sevenoaks town, head north down Dartford Road passing The Vine cricket ground on your right. Continue past Mount Harry Road on your left, and then take the next left into Bradbourne Road. Along Bradbourne Road you will find a group of semi-detached properties on your left hand side. Use the second gap in the stone wall to access the properties, and proceed to the drive of No. 37.

GROUND FLOOR

ENTRANCE HALL



Front door with leaded light windows either side with obscure glazing and quarry tiled sills, picture rail, radiator, picture rail, polished wooden flooring, double glazed leaded light window to the side, stairs up to first floor. There are wooden doors to the kitchen, living room, dining room and understairs cupboard which has been converted into a cloakroom.

LIVING ROOM



3.63m x 4.2m (11' 11" x 13' 9") Generously sized reception area with attractive square bay window to the front with quarry tiled sills. Polished wooden flooring, picture rail, radiator, wood burning stove with granite hearth.

DINING ROOM

3.59m x 4.07m (11' 9" x 13' 4") Opens through to the breakfast area and kitchen, with polished wooden flooring, radiator, Chesneys wood burning stove with slate hearth.

KITCHEN



2.36m x 5.85m (7' 9" x 19' 2") Providing an ideal balance which feels open and connected while maintaining its own defined space. Comprising matching wall and base units with granite worktops, 5-ring gas hob, stainless steel sink inset to worktop with mixer tap and drainer grooves, fitted dishwasher, Neff double oven, and space for fridge freezer. Double glazed leaded light to the rear, coving, Indian slate flooring, door to hall, open to breakfast area, door to garage. There is a larder cupboard with shelving and an automatic light, which houses the consumer unit and electric meter.

BREAKFAST AREA



3.61m x 2.67m (11' 10" x 8' 9") Open to dining room and kitchen, with coving, vertical radiator, Indian slate flooring, door to garden.

CLOAKROOM

Low level WC, radiator, storage area.

FIRST FLOOR

LANDING

Doors to all bedrooms, shower room, WC, and airing cupboard. Polished wooden flooring, double glazed leaded light window to side, picture rail, hatch to loft. The loft has a pull down ladder and a light, and is part-boarded and insulated.

BEDROOM 1



3.64m x 4.49m (11' 11" x 14' 9") Attractive square bay window to front, polished wooden floor, fireplace with slate hearth, picture rail.

BEDROOM 2



3.7m x 3.95m (12' 2" x 13' 0") Double glazed leaded light window to rear, radiator, picture rail, polished wooden flooring, feature fireplace with tiled surround and hearth.

BEDROOM 3

2.46m x 2.37m (8' 1" x 7' 9") Double glazed leaded light window to front with quarry tiled sills, radiator, picture rail, polished wooden floor.

SHOWER ROOM

2.36m x 1.73m (7' 9" x 5' 8") Recently updated, with heated towel rail, radiator, walk-in double shower with grey marble effect splashback and Aqualisa shower, double glazed leaded light window to rear, wall-mounted hand wash basin, wall-mounted mirrored cabinet.

WC

Low level WC, double glazed leaded light window to side with quarry tiled sills, radiator.

OUTSIDE

DRIVEWAY

Parking for multiple vehicles, garage door.

GARAGE

Garage door to front, door to garden, double glazed leaded light window to the rear, light, space for washing machine and tumble dryer, shelving, wall-mounted gas-fired Vaillant boiler with Megaflo cylinder.

GARDEN

The south west facing rear garden provides a sunny space to enjoy, and is sheltered with shrubs and bushes, with patio, lawn and shed.

Council Tax: Band E (£3,007.74 approx. 2025/26 figure)