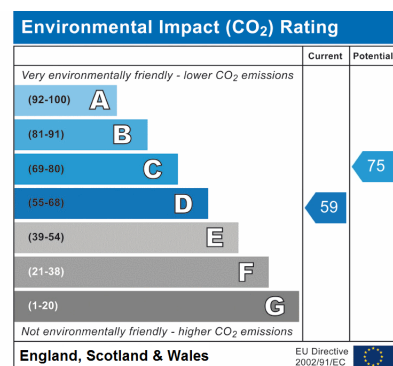
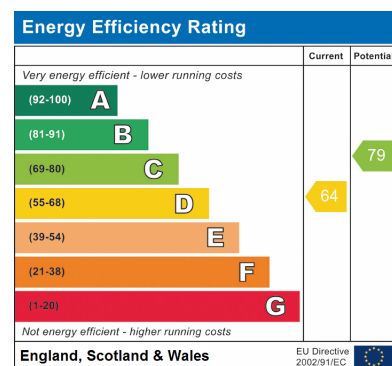


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metreplan 2020/1



5 LAKE VIEW ROAD, SEVENOAKS TN13 3EH

A great opportunity to acquire a 3 bedroom semi-detached house which lies within walking distance of Sevenoaks railway station and backs onto the Bradbourne lakes. The property which enjoys development potential has a wider than average side space thereby providing great extension possibilities. There is a great open plan kitchen/dining area and lovely garden and ample parking and garage.

Covered Porch ■ Entrance Hall ■ Lounge ■ Kitchen/Dining Room ■ Landing ■ 3 Bedrooms ■ Bathroom ■ Attic Room ■ Sealed unit double glazed windows ■ Gas fired central heating ■ Detached Garage with Utility Room ■ Driveway with off road parking ■ Front garden ■ Excellent size rear garden ■ Property backs onto the Bradbourne lakes ■ Great potential for enlargement

PRICE: £695,000 FREEHOLD

SITUATION

The property lies in a quiet area within easy walking distance of Sevenoaks main line railway station with its fast and frequent services to London Bridge, Cannon Street and Charing Cross, the average journey time taking about 30 minutes. Local shops at Tubs Hill are also within easy reach. The property overlooks the Bradbourne lakes with its variety of wildfowl. Sevenoaks Town Centre with its comprehensive range of shops, restaurants and leisure facilities is about one mile. The area is served by an excellent range of both state and private sector schools. Access onto the M25 is within a short drive.

DIRECTIONS

From Sevenoaks town proceed north down London Road towards the railway station. Turn right opposite the station into Hitchen Hatch Lane, take the first left into Bradbourne Park Road, left again into Bosville Road. The road bears round to the right and you then take the third turning on your left into Lakeview Road. Number 5 will be found on your right hand side.

GROUND FLOOR

COVERED PORCH

ENTRANCE HALL

5' 8" x 4' narrowing to 3' (1.73m x 1.22m) stairs lead up to the first floor, sealed unit double glazed window to the side, radiator in ornate cover, laminate floor, door leads into the lounge.

LOUNGE



15' 3" x 12' 8" (4.65m x 3.86m) chimney breast, sealed unit double glazed window to the front, double radiator, laminate floor, cornice, under stairs storage cupboard, double doors lead into the kitchen/dining room.

KITCHEN/DINING ROOM



17' 4" x 15' 7" narrowing to 13' 2" (5.28m x 4.75m) range of ground and wall cupboards, Beech wood worktops incorporating a butler sink with mixer tap, cupboard below, space and plumbing for a dishwasher, dresser type unit, space for a fridge/freezer, LED and halogen down lighting, drawers, splash back tiling, tiled floor, walk in cupboard which houses the Baxi gas fired boiler serving the central heating and hot water, space for a range style cooker with gas point, radiator, sealed unit double glazed windows, sealed unit double glazed double doors lead into the garden

FIRST FLOOR

LANDING

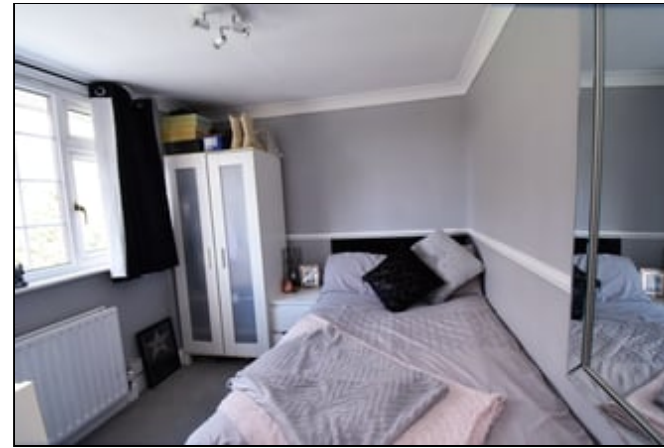
7' 2" x 5' 8" (2.18m x 1.73m) sealed unit double glazed window to the side, carpet, access to the attic room.

BEDROOM 1



14' 1" x 10' narrowing to 8' 11" (4.29m x 3.05m) sealed unit double glazed window to the front, radiator in ornate cover, carpet, airing cupboard with pre-insulated copper cylinder and slatted shelves, cornice, halogen down lighting.

BEDROOM 2



8' 10" excluding door alcove x 8' 4" (2.69m x 2.54m) carpet, sealed unit double glazed window to the rear enjoying a lovely outlook to the Bradbourne lakes, double radiator, cornice, dado rail.

BEDROOM 3



9' 4" x 6' 8" (2.84m x 2.03m) sealed unit double glazed window to the front, laminate floor, radiator, built in wardrobe cupboard, cornice, halogen down lighting.

BATHROOM



6' 8" x 5' 6" (2.03m x 1.68m) panelled bath with centre taps, wash hand basin with mixer tap, low level wc with concealed cistern, tubular heated towel rail, fully tiled walls, tiled floor, extractor, halogen down lighting, sealed unit double glazed window to the rear with obscure glazing.

ATTIC ROOM

12' 2" x 11' 3" (3.71m x 3.43m) halogen down lighting, radiator, eaves storage.

OUTSIDE

GARAGE

16' 2" x 8' 10" (4.93m x 2.69m) light and power, up and over door, opening leads through to the utility room.

UTILITY ROOM

8' 10" x 5' 10" (2.69m x 1.78m) light and power, worktops, space and plumbing for a washing machine, space for a tumble dryer, door leads into the garden, window at the rear.

FRONT GARDEN

There is a driveway providing off road parking, an area of lawn, flower beds with varied planting, access at the side leads through to the rear garden.

REAR GARDEN



There is an excellent size rear garden which leads onto the Bradbourne lakes, a patio leads through to a large area of lawn, large garden shed, deck, flower beds with various shrubs, bushes and flowering plants.

COUNCIL TAX BAND E