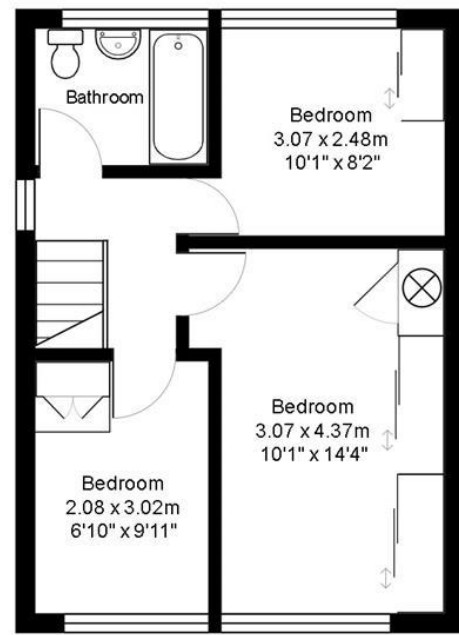
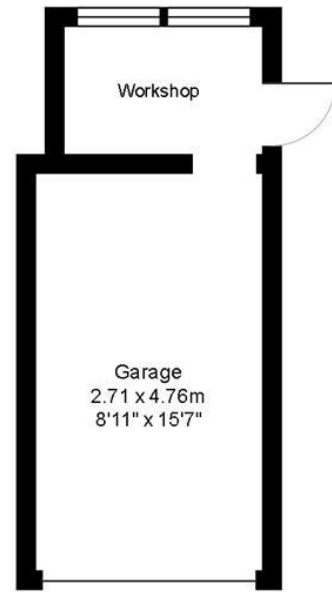


Ground Floor  
Area: 47.3 m<sup>2</sup> ... 509 ft<sup>2</sup>

Total Area: 98.9 m<sup>2</sup> ... 1064 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



First Floor  
Area: 34.5 m<sup>2</sup> ... 371 ft<sup>2</sup>



Outbuilding  
Area: 17.1 m<sup>2</sup> ... 184 ft<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**17 MADISON WAY, SEVENOAKS, KENT TN13 3EF**

Amazing opportunity to create your own home with this semi-detached house located in a cul-de-sac within easy walking distance of Sevenoaks main line railway station and well placed for excellent local schools. Planning permission has been granted for ground floor rear extension and two storey side extension (Ref 23/03303) which would make for a fantastic family home.

3 Bedrooms ■ Lounge ■ Conservatory ■ Bathroom ■ Kitchen/Dining Room ■ Garage ■ Off street parking ■ Cavity wall insulation ■ Southerly aspect rear garden ■ PP for ground floor rear extension and two storey side extension 20/03303

**PRICE: £625,000 FREEHOLD**

## SITUATION

The property lies in a quiet convenient position within easy walking distance (via a nearby footpath) 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 35 minutes. Local shops at Tubs Hill and Riverhead are also within easy reach. Sevenoaks town centre with its comprehensive range of shops, restaurants and leisure facilities is about one mile. The area is well served by an excellent range of both state and private sector schools. Access onto the M25 at junction 5 at Chevening is within a short drive. Historic Knole House with its 1,000 acres in which to roam is within easy reach. The Bradbourne Lakes with ducks and other bird life is within a short walk.

## 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. Proceed to the end of the road. Turn left (Robyns Way) and Madison Way is the next turning on your left Number 17 is on the right hand side.

## GROUND FLOOR

### ENTRANCE HALL

5' 8" x 3' 8" (1.73m x 1.12m) Stairs to first floor, door to lounge.

### LIVING ROOM



12' 8" x 15' 5" (3.86m x 4.70m) Double glazed window to front, radiator, feature fireplace with gas point, under stairs storage cupboard, door to kitchen/dining room.

## KITCHEN/DINING ROOM



16' 1" x 6' 11" (4.90m x 2.11m) Double glazed window to rear, a range of wall and base units, stainless steel single drainer sink unit, gas hob with extractor over, electric oven, plumbed for washing machine, space for fridge/freezer.

## CONSERVATORY



13' 7" x 9' 8" (4.14m x 2.95m) Double glazed, double sliding doors to garden, electric heater.

## FIRST FLOOR

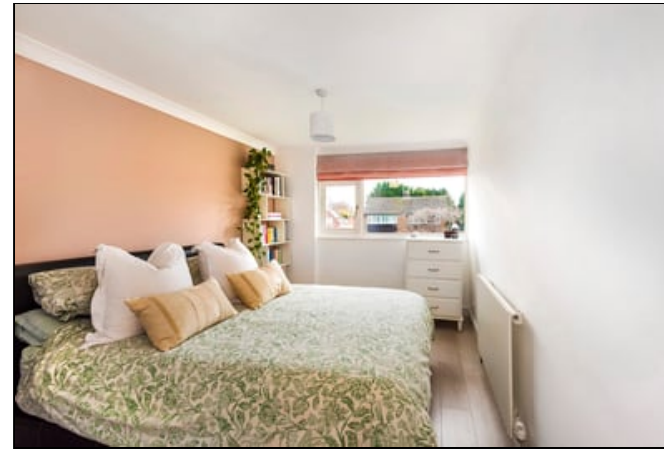
### LANDING

7' 6" x 5' 7" (2.29m x 1.70m) Double glazed window to side, radiator, access to loft, doors to bedrooms and bathroom.

### LOFT

The loft has a ladder and is boarded and insulated, hot water tank, boiler.

## BEDROOM 1



10' 1" x 14' 4" (3.07m x 4.37m) Double glazed window to front, fitted wardrobe, laminate wood floor, radiator.

## BEDROOM 2



10' 1" x 8' 2" (3.07m x 2.49m) Double glazed window to rear, radiator.

## BEDROOM 3



6' 10" x 9' 11" (2.08m x 3.02m) Double glazed window to front, radiator, built in cupboard over stair bulk.

## BATHROOM



Cream suite comprising panelled bath with over head Triton shower, pedestal wash hand basin, low level W.C., opaque double glazed window to rear, radiator, electric wall heater, fully tiled walls.

## OUTSIDE

### FRONT GARDEN

Long driveway providing ample parking leading to garage, area of lawn with side gate leading to rear garden.

### REAR GARDEN



Southerly aspect approximately 50ft, patio laid to lawn, railway to rear in elevated position.

### GARAGE

8' 11" x 15' 7" (2.72m x 4.75m) Electric roller door, power and lighting archway to workshop with window to rear, door to rear garden.

## COUNCIL TAX BAND E