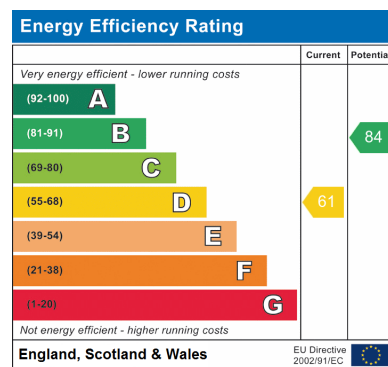


TOTAL APPROX FLOOR AREA 1468.30 SQ.FT. (136.41 SQ. M.)
For Identification Purposes Only.



5 BOSVILLE AVENUE, SEVENOAKS, KENT TN13 3JE

This 4 bedroomed detached family home ticks all the boxes, with convenience, potential, garage ample parking and space to grow. It is tucked away in a private cul-de-sac with no passing traffic . There are gardens to front and rear with detached garage to front. It is just a short walk to Sevenoaks mainline station, local schools and the town centre. NO CHAIN

4 Bedrooms ■ Bathroom ■ Contemporary 19' Kitchen/Breakfast Room ■ Cloakroom/Utility Room ■ Double glazing and central heating ■ Garage and driveway ■ Gardens to front and rear ■ Space to side to extend stpp ■ 26'3 Living Room ■ No Chain

PRICE: £895,000 FREEHOLD

SITUATION

The property lies in a superbly convenient residential position within a 5 minute walk of Sevenoaks main line railway station with its fast and frequent services to London Bridge, Cannon Street and Charing Cross within 30 minutes. Local shops at Tubs Hill 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.

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. Bosville Avenue is a private turning before you go under the bridge and number 5 is at the very end.

GROUND FLOOR

PORCH

Enclosed half double glazed porch with pitched roof, front door to entrance hall.

ENTRANCE HALL

Double glazed window side, coats cupboard, stairs to first floor, doors to cloakroom, living room, kitchen breakfast room.

LIVING ROOM



26' 3" x 11' 9" (8.00m x 3.58m) Double glazed window to front, patio doors to rear, stone fireplace with gas fire, radiators.

KITCHEN/BREAKFAST ROOM



19' 0" x 9' 11" (5.79m x 3.02m) Fitted with white Shaker style wall and base units, Granite effect work tops, 1 ½ bowl stainless steel single drainer sink unit, double oven, 5 ring stainless steel gas hob, extractor hood, integrated fridge/freezer, dishwasher, part tiled walls, radiator, double glazed windows and door to rear side and front, opening to entrance hall.

CLOAKROOM/UTILITY ROOM

Low level W.C., space and venting for tumble dryer.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom.

BEDROOM 1



12' 0" x 11' 9" (3.66m x 3.58m) Double glazed window to rear, radiator, two built in double wardrobes.

BEDROOM 2



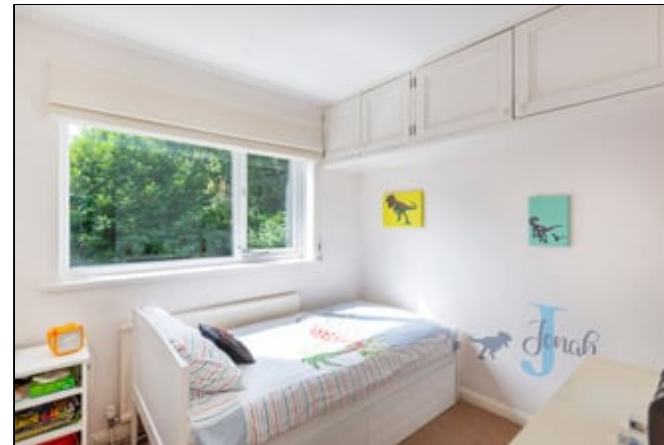
12' 2" x 8' 10" (3.71m x 2.69m) Double glazed window to front, radiator, built in wardrobe.

BEDROOM 3



11' 11" x 8' 10" (3.63m x 2.69m) Double glazed window to front, radiator fitted wardrobes.

BEDROOM 4



9' 10" x 8' 9" (3.00m x 2.67m) Double glazed window to rear, radiator, built in cupboard.

BATHROOM



6' 9" x 5' 6" (2.06m x 1.68m) Fitted with cream suite comprising panelled bath with over head Aqualisa shower and screen, pedestal wash hand basin, low level W.C., heated towel rail, shaver point, airing cupboard housing hot water tank, part tiled walls, double glazed window to side.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with off street parking for several vehicles. Timber shed 8'10" x 8'2"

The property owns the entirety of the driveway to front but number 6 has vehicular right of way over and the remaining properties have pedestrian right of way.

DETACHED GARAGE TO FRONT

15' 9" x 9' 2" (4.80m x 2.79m) To the front of the property with ample off street parking

REAR GARDEN



There is a large patio area to lawns and gardens well screened by hedging. There is a brick and timber play house approximately 6'3" x 4'5"

COUNCIL TAX BAND F