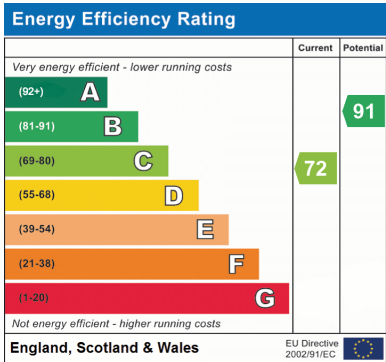
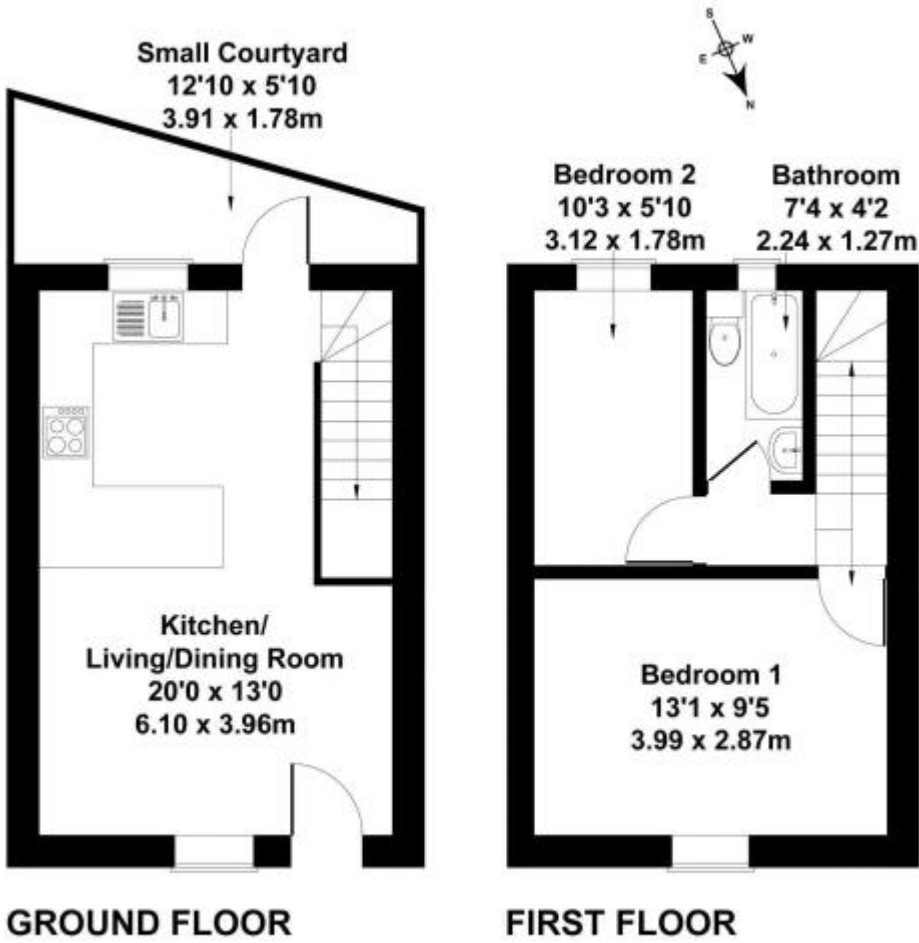


Bradbourne Road, Sevenoaks, TN13

Approximate Gross Internal Area
592 sq ft - 55 sq m



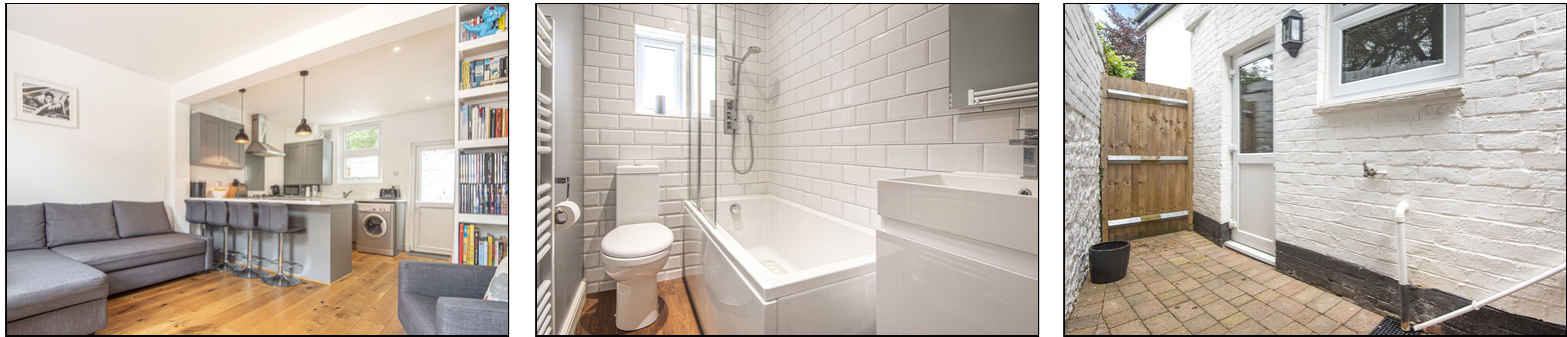
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25 BRADBOURNE ROAD, SEVENOAKS, KENT TN13 3PZ

A modernised older style 2 bed character house located in a highly sought after central position convenient for Sevenoaks main line railway station and Sevenoaks town centre. The house enjoys a courtyard garden and has an upstairs bathroom.

Kitchen/Living/Dining Room ■ Two bedrooms ■ Upstairs Bathroom ■ Sealed unit double glazed windows ■ Gas central heating ■ Walking distance of Sevenoaks town and station ■ Freehold ■ Easy to maintain courtyard garden

PRICE: GUIDE PRICE £365,000 FREEHOLD



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SITUATION

Located in a convenient position within walking distance of Sevenoaks main line railway station (18 minutes/0.9 mile), which provides direct fast trains to central London in as little as 22 minutes.

Within a couple of minutes walk are the Hollybush and St Johns shops, which include a newsagents, pharmacy and a café. Sevenoaks High Street is within walking distance (13 minutes/0.6 mile), and offers varied shopping facilities, a leisure centre, library, a multitude of dining options, a Waitrose food store and a Marks and Spencer clothing and food store.

Sainsbury's Superstore is about 1.2 miles distant, Tesco Superstore is 1.7 miles, Aldi 1.1 miles, as well as a Sainsbury's Local which is a 14 minute walk (0.6 miles).

Access to the M25 (junction 5) can be found at the Chevening interchange.

Historic National Trust owned Knole House with its 1,000 acre deer park is easily reached. There are many popular schools in the area, both in the state and private sectors including Sevenoaks County Primary and St Johns CE Primary School, which are both within a short walk of the property.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue past the Vine on your right and the parade of shops on your left. At the next parade of shops on your right (upper St Johns) turn left into Bradbourne Road, proceed for a short distance and number 25 can be found on the left hand side.

KITCHEN/LIVING/DINING ROOM



20' 0" x 13' 0" (6.10m x 3.96m) sealed unit double glazed window to the front, oak flooring, radiator, recess with built in shelving, high level cupboard with electricity fuse box, LED lighting. In the kitchen area there is a room divider with worktop and this worktop with up stand extends around and incorporates a single bowl single drainer stainless steel sink unit with mixer tap, cupboard under, integrated dishwasher, stairs lead up to the first floor with storage shelves and space for a fridge/freezer under, range of ground and wall cupboards, built in 4 ring gas hob with oven under, extractor over within a stainless steel canopy hood, glass splashback behind, space and plumbing for a washing machine, sealed unit double glazed window to the rear, LED downlighting, cupboard housing a gas fired combination boiler serving the central heating and hot water, door leads out to the courtyard garden.

FIRST FLOOR

LANDING

Carpet, doors lead into bedrooms 1, 2 and the bathroom.

BEDROOM 1



13' 1" x 9' 5" (3.99m x 2.87m) sealed unit double glazed window to the front, carpet, radiator.

BEDROOM 2



10' 3" x 5' 10" (3.12m x 1.78m) sealed unit double glazed window to the rear, radiator, carpet, track with LED lighting.

BATHROOM



7' 4" x 4' 2" (2.24m x 1.27m) panelled bath, wall shower and glazed shower screen, wash hand basin set into vanity unit with mixer tap, wall mirror, low level wc, tubular heated towel rail, sealed unit double glazed window to the rear with obscure glazing, extractor, LED down lighting, full height splashback tiling to the bath and basin areas, laminate flooring.

OUTSIDE

REAR COURTYARD GARDEN



There is a rear courtyard garden with brick and painted ragstone rear boundary wall.

STREET PARKING

There is street parking.

COUNCIL TAX

Band C: Approx. £2,187.45 2025/26 figure