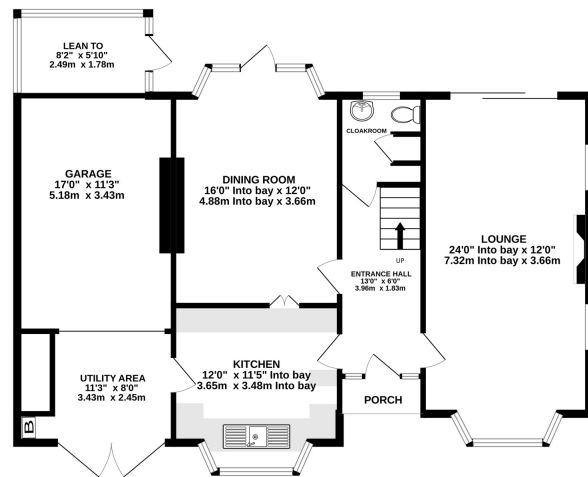
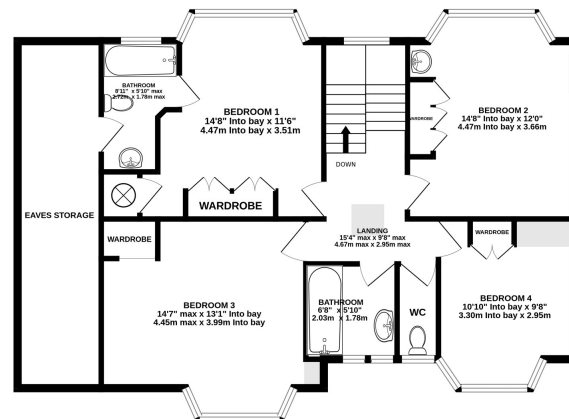


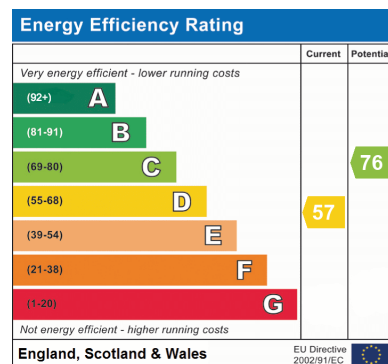
GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 2106 sq.ft. (195.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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16 VINE AVENUE, SEVENOAKS, KENT TN13 3AH

A late 1930's built 4 bedroom detached house with a large stunning south facing rear garden and off road parking. Located in a prime position in a highly sought after road, and within easy walking distance of Sevenoaks main line railway station and town centre. The property which is on the market for the first time in over 60 years offers huge potential for re-modelling and enlarging and is one not to be missed. NO CHAIN.

Huge potential for enlargement ■ Stunning south facing rear garden ■ Plot extends to about one quarter of an acre ■ Fabulous road ■ 4 bedrooms ■ 2 reception rooms ■ 2 bathrooms ■ garage ■ Cloakroom ■ Front with 2 driveways

PRICE: GUIDE PRICE £1,690,000 FREEHOLD

SITUATION

The property occupies a fabulous position in this sought after and highly regarded residential road. Vine Avenue is tucked away, yet lies in a highly convenient quiet location only half a mile from Sevenoaks railway station, the town centre and Knole Park.

Sevenoaks offers a wide variety of independent and high street shops, cafes, restaurants, banks, Waitrose and M&S. Other facilities include The Stag cinema/theatre, library and sports centre. Historic Knole House with its 1,000 acre deer park is easily reached and provides tranquil walking and roaming.

Sevenoaks mainline railway station has fast and frequent services to London Charing Cross/Cannon Street about 32 minutes (via London Bridge about 22 mins).

The area offers an excellent selection of schools in both the private and state sectors. St John's, Lady Boswell's, St Thomas's and Sevenoaks primary schools are all close by. Walthamstow Hall junior and senior school, The Granville School and The New Beacon preparatory schools are all within easy reach of the property as is the renowned Sevenoaks School. Additionally, there are grammar annexes in Sevenoaks and further well-regarded grammar schools in Tonbridge and Tunbridge Wells, easily reached by bus or train.

There are numerous sports clubs and classes in the town, Sevenoaks Leisure centre with its indoor pool as well as cricket, tennis, hockey, indoor bowls and rugby a short distance away. Golf clubs can be found at Knole, Wildernesse and Nizels, which also has a fitness centre.

The M25 (junction 5) is just over 2 miles away providing access to The Channel Tunnel, London, Gatwick (24.5 miles) and Heathrow Airports (46 miles) and the national motorway network beyond.

DIRECTIONS

From Sevenoaks High Street proceed north through the Pembroke Road traffic lights. Continue straight on. With The Vine Cricket Ground on your right, take the left hand turning by the war memorial and first left into St Botolphs Road. Vine Avenue is the first turning on your right hand side and number 16 is on the right hand side.

COVERED PORCH

Lighting, quarry tiled floor, Oak door with windows either side with obscure glazing leads through to the entrance hall.

ENTRANCE HALL

13' 6" x 6' 0" (4.11m x 1.83m) stairs lead up to the first floor, radiator, security control, picture rail, thermostat control, carpet.

CLOAKROOM

6' 0" x 5' 10" (1.83m x 1.78m) wash hand basin with splashback, low level wc, built in shelved cupboard, sealed unit double glazed window to the rear with quarry tiled sill.

LOUNGE



24' 0" into bay x 12' 0" (7.32m x 3.66m) bay with sealed unit double glazed windows and deep wood sill, fireplace surround with sealed unit double glazed windows either side, with quarry tiled sills, two double radiators, carpet, picture rail, 4 wall lights, sealed unit double glazed sliding doors lead into the garden.

DINING ROOM



16' 0" into bay x 12' 0" (4.88m x 3.66m) sealed unit double glazed door with sealed unit double glazed windows either side leading into the rear garden, carpet, picture rail, double radiator, three wall lights.

KITCHEN



12' 0" x 11' 5" into bay (3.66m x 3.48m) range of kitchen cupboards, bay with sealed unit double glazed windows, double drainer single bowl stainless steel sink unit with mixer tap, cupboard under, space and plumbing for a dishwasher, double radiator, worktops, set of drawers, tall shelved cupboard, space for gas cooker, strip lighting, servery through to the dining room, door leads to the utility area and garage,

UTILITY AREA

11' 3" x 8' 0" (3.43m x 2.44m) Worcester gas fired boiler serving the central heating and hot water, cupboard under, built in cupboard incorporating space and plumbing for a washing machine and space for a tumble dryer, garage doors open to the front, an up and over garage door leads into the garage.

FIRST FLOOR

LANDING

15' 4" including stairs x 9' 8" narrowing to 6' (4.67m x 2.95m) there is a half landing with sealed unit double glazed window to the rear, on the main landing there is a hatch to the loft with a sliding aluminium access ladder, carpet, picture rail.

BEDROOM 1



14' 8" into bay x 11' 6" (4.47m x 3.51m) bay with sealed unit double glazed windows, two built in double wardrobe cupboards, carpet, two bedside wall lights, radiator, picture rail, airing cupboard with pre-insulated copper cylinder, immersion heater and slatted shelves, door leads into an en suite bathroom.

EN SUITE BATHROOM

8' 11" x 5' 8" narrowing to 3' 4" (2.72m x 1.73m) panelled bath with mixer tap, wash hand basin, low level wc, radiator, sealed unit double glazed window to the rear, access to an eaves storage area.

EAVES STORAGE AREA

25' 0" x 5' 6" (7.62m x 1.68m)

BEDROOM 2

14' 8" into bay x 12' 0" (4.47m x 3.66m) bay with sealed unit double glazed windows, wash hand basin with splashback, shaver light and point, built in wardrobe and shelved cupboard, picture rail, carpet, radiator, sealed unit double glazed window to the side with deep quarry tiled sill.

BEDROOM 3

14' 7" into eaves narrowing to 9' 6" x 13' 1" (4.45m x 3.99m) bay with sealed unit double glazed windows to the front, alcove with shelf, wardrobe recess, carpet, radiator, picture rail.

BEDROOM 4



10' 10" into bay x 9' 8" (3.30m x 2.95m) bay with sealed unit double glazed windows to the front, carpet, radiator, built in wardrobe cupboard with cupboards over forming a bed alcove, picture rail.

BATHROOM

5' 10" x 6' 8" (1.78m x 2.03m) panelled bath with Mira wall shower, glazed shower screen, half tiled walls, electric heater, two sealed unit double glazed windows to the front, wash hand basin, tubular heated towel rail.

SEPARATE WC

5' 3" x 2' 10" (1.60m x 0.86m) Low level wc, sealed unit double glazed window to the front.

OUTSIDE

GARAGE

17' 0" x 11' 3" (5.18m x 3.43m) approached through the utility area, light and power, electric fuse box, sliding door with window beside leads into the glazed lean to.

GLAZED LEAN-TO

8' 2" x 5' 10" (2.49m x 1.78m) door leads into the rear garden.

FRONT GARDEN

An in and out block paved driveway providing off road parking for three cars, well stocked flower beds with varied shrubs, bushes and flowering plants, access on one side of the house leads through to the rear garden.

REAR GARDEN

There is a stunning south facing rear garden. A large rear patio with outside water tap leads to a large area of lawn, exceptionally well stocked flower beds and borders with an array of shrubs, bushes, flowering plants and trees. Garden shed to the rear part of the garden. In all the plot extends to about one quarter of an acre.

COUNCIL TAX

Band G. £3,909.89 payable 2024/25.

SERVICES

All main services.