

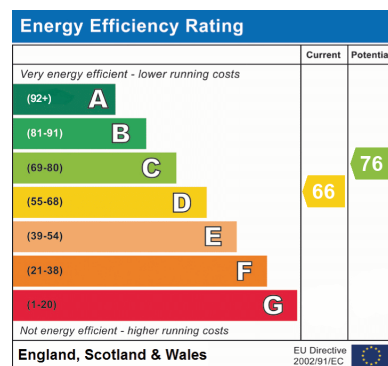
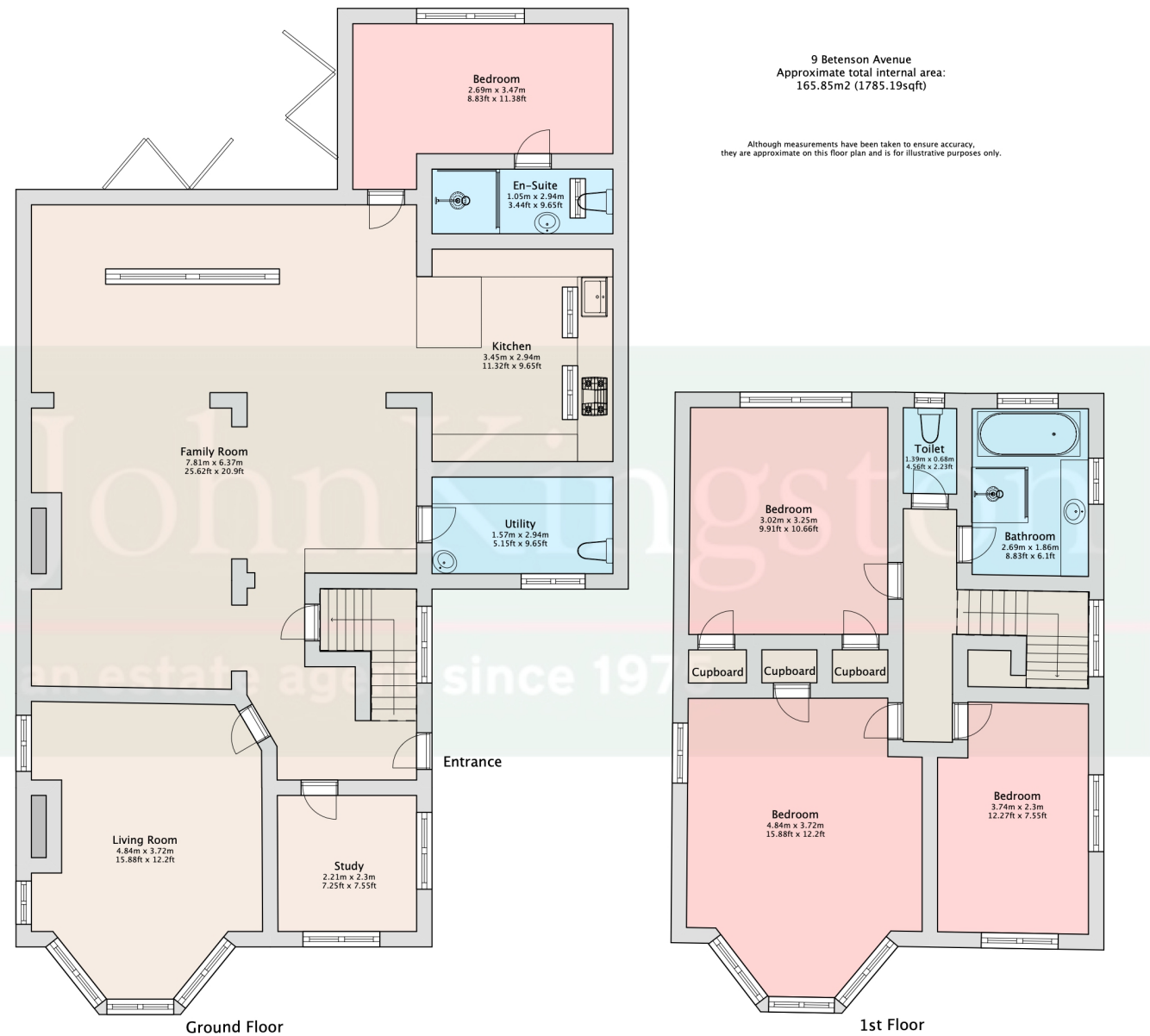
# JohnKingston

an estate agent since 1975

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## 9 BETENSON AVENUE, SEVENOAKS, KENT TN13 3EN

Beautifully maintained and presented 1930's built 4 bedroom detached house which has been extended and improved to offer spacious well proportioned family accommodation with a fabulous open plan space downstairs. This lovely home has a warm welcome feel blended with contemporary designs and boasts an adaptable accommodation. Located in the popular Bradbourne Lakes area and within walking distance to Sevenoaks main line railway station, it ticks all the boxes as a superb family home.

Entrance Hall ■ Cloakroom ■ Sitting Room ■ Family/Dining Room ■ Kitchen ■ Family Bathroom ■ Front and Rear Gardens ■ Off Street Parking ■ 3 first floor bedrooms ■ Ground floor bedroom with ensuite ■ Stylish Lounge with Fireplace

**PRICE: GUIDE PRICE £1,150,000 FREEHOLD**



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### SITUATION

The property lies in an exceptional setting 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 backs onto and adjoins at the side the renowned 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 fourth turning on your left into Betenson Avenue Number 9 is on your right hand side.

### GROUND FLOOR

#### COVERED PORCH

Lighting

#### ENTRANCE HALL

10' 6" x 9' 0" (3.20m x 2.74m) Stairs to first floor, double glazed leaded light window to side, double radiator, under stairs storage cupboard with automatic lighting.

#### LOUNGE



16' 8" x 12' 8" (5.08m x 3.86m) Leaded light double glazed bay window to front, two double glazed leaded light windows to side, stone fireplace with electric fire, double radiator.

#### STUDY

7' 8" x 7' 8" (2.34m x 2.34m) Double aspect room with double glazed leaded light windows to front and side, double radiator.

#### INNER HALL

9' 6" x 9' 2" (2.90m x 2.79m) Opening to family room, built in cupboard housing a gas fired boiler serving the central heating and hot water, shelved cupboard beside, set of drawers under, door leads to cloakroom.

#### CLOAKROOM

7' 1" x 5' 5" (2.16m x 1.65m) Opaque double glazed window to front, low level W.C., circular bowl sink unit with mixer tap set, radiator, wall mounted cupboard, plumbing for washing machine.

#### SITTING ROOM



15' 0" x 11' 5" (4.57m x 3.48m) Double radiator, openings through to family room and reception area.

#### FAMILY/DINING ROOM



19' 1" x 10' 0" (5.82m x 3.05m) Glazed skylight, halogen down lighting, double radiator, sealed unit double glazed folding doors open into the garden, door leads into bedroom 4.

#### KITCHEN



12' 2" x 10' 0" (3.71m x 3.05m) Attractive fitted wall and base units with wood effect worktops, integrated AEG oven and Zanussi hob, integrated microwave, dishwasher, peninsular feature with wine rack, corner cupboards revolving pantry cupboard, part tiled walls, radiator, space for fridge/freezer, two sealed unit double glazed skylight windows, halogen lighting.

#### BEDROOM 4



12' 8" x 9' 2" (3.86m x 2.79m) Double glazed folding doors into the garden, double glazed window to the rear, door to en suite shower room, radiator.

#### EN SUITE SHOWER ROOM

9' 0" x 2' 9" (2.74m x 0.84m) Low level W.C., radiator, vinyl flooring, wash hand basin, shower cubicle, sealed unit double glazed skylight window.

### FIRST FLOOR

#### LANDING

12' 9" x 9' 5" (3.89m x 2.87m) Access to boarded loft with thermal roof insulation and loft ladder, doors to bedrooms and bathroom.

#### BEDROOM 1



16' 8" x 12' 8" (5.08m x 3.86m) Double glazed leaded light bay window with one clear window to side, picture rail, double radiator, built in wardrobe.

#### BEDROOM 2



13' 3" x 11' 0" (4.04m x 3.35m) Double radiator, double glazed window to rear, picture

rail, attractive fitted wardrobe, two built in cupboards, far reaching views.

#### BEDROOM 3

12' 8" x 8' 0" (3.86m x 2.44m) Double aspect room with leaded light double glazed window to front and side, double radiator, large storage cupboard.

#### BATHROOM



9' 2" x 6' 4" (2.79m x 1.93m) Roll top claw foot bath, enclosed shower with Aqualisa shower, wash hand basin inset into attractive furniture, airing cupboard, double glazed window to side and rear, extractor fan, shaver point.

#### W.C.

Low level W.C., wood paneled walls.

### OUTSIDE

#### FRONT GARDEN

There is a driveway providing off street parking and turning space, various shrubs and bushes.

#### REAR GARDEN



Approximately 90ft, beautifully cared for with paved patio electric awning, outside lighting. area of lawn, flower beds and borders stocked with a variety of shrubs, bushes and flowering plants, lean to garden store to one side of the property, garden shed.

#### OUTSIDE STORE

Power and light

### COUNCIL TAX BAND G