



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		82
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



13 HIGHLANDS PARK, SEAL, SEVENOAKS, KENT TN15 0AQ

This attractive 1980s built extended detached house is situated in a quiet residential cul-de-sac on the northern outskirts of Sevenoaks. The popular, peaceful location is ideal for coveted schools and local amenities. Well-proportioned and spacious, this property offers four bedrooms, plenty of living space, a garage, ample parking, and an enclosed landscaped garden, as well as further benefiting from far reaching views over Seal and the surrounding landscape. This inviting home has been extremely well-cared for, and is in move-in condition.

Detached ■ Four bedrooms ■ Main bedroom with en-suite ■ Five reception rooms ■ Dual aspect kitchen/breakfast room ■ Ample parking ■ Garage ■ Landscaped garden ■ Quiet and peaceful ■ End of cul-de-sac

PRICE: £1,150,000 FREEHOLD

SITUATION

Situated on a popular cul-de-sac on the northern outskirts of Sevenoaks Town, on the edge of the village of Seal. The property is close to a footpath which provides direct access to Seal Primary School. Seal offers local shops, a cafe and public house, while Sevenoaks High Street is about two miles and offers varied shopping facilities, a leisure centre, library and restaurants. Historic 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 sector. Sevenoaks station is approximately a 10 minute drive, and has direct services to London Bridge in as little as 22 minutes. Bat and Ball station is approximately a mile away, with direct services to London Blackfriars, as well as Sevenoaks and Otford in 4 minutes.

DIRECTIONS

From Sevenoaks High Street proceed out of the town in a northerly direction, passing through the Pembroke Road traffic lights and bearing right into Seal Hollow Road. Proceed to the traffic lights on the A25. Turn right and proceed towards the village of Seal. Ash Platt Road, leading to Highlands Park, is the first turning reached on the left hand side. Number 13 is at the end of Highlands Park, where the road curves up to the right, opposite the area of lawn and trees.

DRIVEWAY

There is available parking on the driveway for at least three vehicles.

GROUND FLOOR

ENTRANCE HALL

Pillared veranda, with solid wood door with obscure glass side windows leading to the entrance hall. Doors to the study, cloakroom, kitchen and lounge, with stairs and banisters leading up to the first floor. There is a radiator, thermostat, sockets and two under stairs storage cupboards.

STUDY

2.44m x 2.96m (8' 0" x 9' 9")

A convenient study space to the front of the property, carpeted with a radiator, curtain rail, blinds, white wooden door and a double glazed window to the front.

CLOAKROOM

Modern and in great condition, the cloakroom is tiled with an obscure glass window to the front, heated towel rail, low-level WC with concealed cistern, vanity unit, wall-mounted mirror and attractive dark wood effect counters.

DINING ROOM



3.1m x 3.25m (10' 2" x 10' 8")

The spacious dining room is carpeted and entered from both the kitchen and living room, with double glazed window to the rear, curtain rail and radiator.

UTILITY ROOM

2.96m x 1.78m (9' 9" x 5' 10")

To the side of the kitchen through an obscure glass door. Wall and base units with a stainless steel basin and flexible/extendable hose mixer tap and drainer, Miele tumble dryer, Miele washing machine, radiator, ample sockets, coat hooks and shelving. There is a Velux window and door to the garden.

KITCHEN/BREAKFAST ROOM



6.32m x 5.03m (20' 9" x 16' 6")

The kitchen benefits from the 2007 extension, which provides a breakfast area, with Velux windows and plenty of natural light. Ample storage space is supplied in the many wall and base units with granite worktops, as well as drawers, a spice rack, Liebherr American style fridge freezer with cupboard space above, a breakfast bar area, Miele dishwasher, Worcester Bosch boiler and a water softener. There is an AGA with floral splashback, two stainless steel inset sinks with mixer taps and a drainer, ample concealed power points, under cabinet lighting, a wall-mounted TV monitor, radiators and tiled flooring. Two double glazed windows to the front, with double doors at the rear to the garden, and doors to the utility space and dining room.

LIVING ROOM



4.6m x 4.94m (15' 1" x 16' 2")

An ideal, sizeable living space with an adjoining family room. Approached through an archway from the dining room or from the entrance hall, with rear doors to the conservatory and family room to the side. Dimming lights, wall-mounted lights, two radiators, ample sockets and a curtain rail.

SNUG/PLAY ROOM

4.04m x 2.39m (13' 3" x 7' 10")

Entered through an obscure glass door from the living room, with display shelves, a large shelving unit, integrated cupboards and drawers and a double glazed window to the rear, looking out to the paved patio.

CONSERVATORY



4.23m x 5.35m (13' 11" x 17' 7")

A stylish half brick spacious conservatory with tiled floor, wall-mounted lights, double doors to the garden, two radiators, display shelves, electric blinds and sliding doors to the lounge.

FIRST FLOOR

LANDING

Doors to each bedroom, family bathroom and airing cupboard with hot water tank. The loft is accessed by a drop down ladder, and is boarded and carpeted with light and plenty of storage space.

BEDROOM 1



4.25m x 3.26m (13' 11" x 10' 8")

A large main bedroom with a double glazed window to the front and radiator beneath, bedside wall lights, curtain rail, power sockets and wall-mounted Panasonic TV. There is a spacious integrated wardrobe with mirrored sliding doors, providing plenty of rail space and shelving. Door leading to the en-suite.

EN-SUITE

1.83m x 1.97m (6' 0" x 6' 6")

Built in furniture with display cabinet and inset bowl hand wash basin, bath with Aqualisa shower overhead and remote shower button, low-level WC and obscure window to the front.

BEDROOM 2

2.79m x 3.26m (9' 2" x 10' 8")

Well-proportioned with a radiator and double glazed window to the rear, providing views over the garden.

FAMILY BATHROOM



1.55m x 1.97m (5' 1" x 6' 6")

Attractively tiled with double glazed opaque window to the rear, wall-mounted mirror, low level concealed cistern WC, walk-in shower, vanity unit, heated towel rail and hand towel rail.

BEDROOM 3

3.96m x 2.96m (13' 0" x 9' 9")

Another generously sized bedroom, with a double glazed window to front, radiator beneath and curtain rail.

BEDROOM 4

3.08m x 2.96m (10' 1" x 9' 9")

Double glazed window to the rear with garden views and integrated wardrobes with sliding doors and mirror, providing ample shelving and rail space.

GARDEN



A delightful private landscaped rear garden, providing an ideal space for al fresco dining, entertaining, or simply enjoying the tranquility. It is fully enclosed and mainly paved with raised planted areas of shrubs and flowers, with pathways through the beds and a watering system for them. The garden includes a fountain, water feature, outside taps, planted trellis fencing, ragstone walls and outside lights, as well as a shed with power and light. There is side access from the front of the property, with an integrated storage area. To the rear, there is a gate with access to a footpath, ideal for direct access into Seal.

GARAGE

5.41m x 2.39m (17' 9" x 7' 10")

Integrated and with power, light and shelving.

Council tax band: G