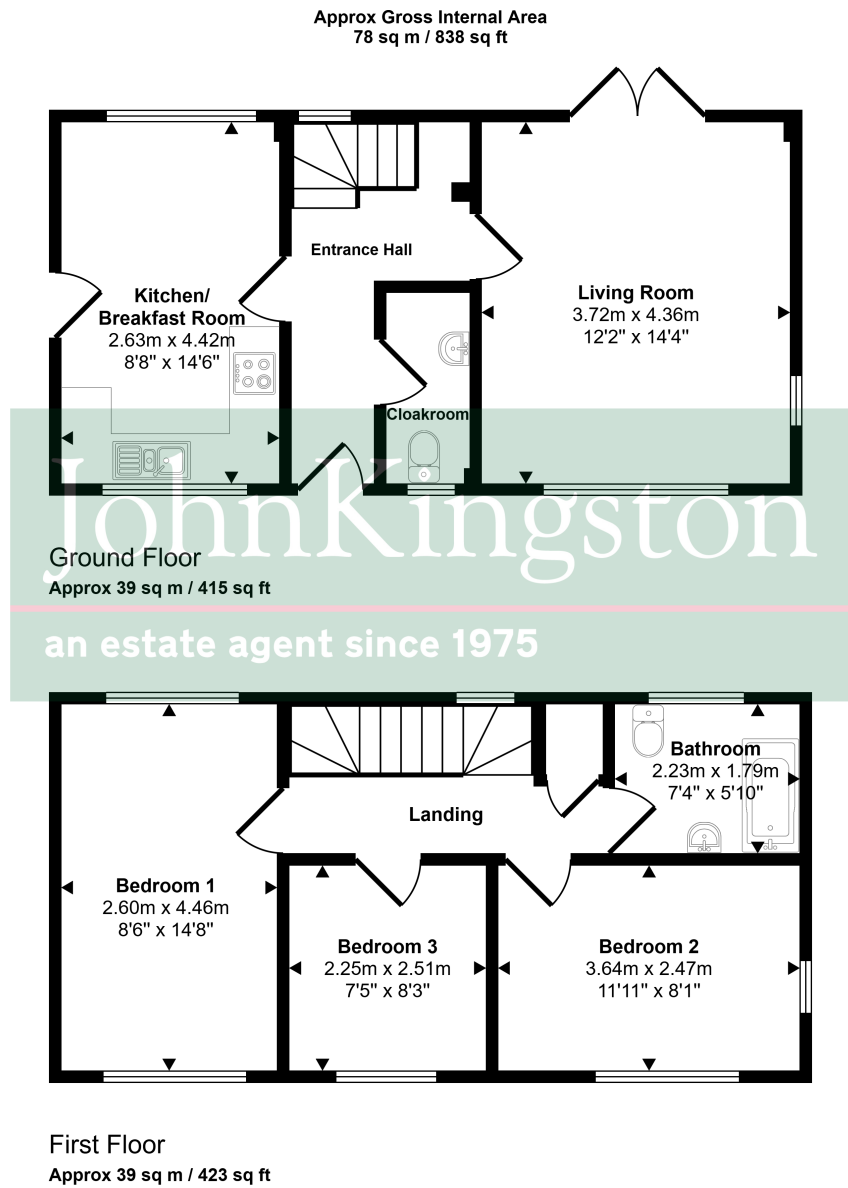
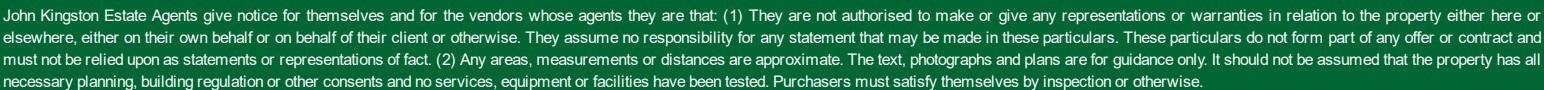




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		67	85
Not energy efficient - higher running costs England, Scotland & Wales		EU Directive 2002/91/EC 	



PRICE: GUIDE PRICE £695,000 FREEHOLD

SITUATION

The property lies in a convenient position within short walking distance of Sevenoaks mainline railway station (approx. 0.4 miles) with its fast and frequent services to London Bridge in as little as 23 minutes. Local shops at Tubs Hill are also within easy reach (approx. 0.5 miles). The area is well served by an excellent range of both state and private sector schools including Sevenoaks County Primary School which is within walking distance. The renowned Bradbourne Lakes with its varied wild fowl and peaceful setting is also within a short walk.

Sevenoaks High Street, around one mile away, provides a range of shopping opportunities, with high-street names such as M&S and Waitrose, and unique independents. Activities include theatre at The Stag arts centre, Sevenoaks Leisure Centre, cricket at The Vine, a multitude of restaurants and cafés, Wednesday markets in Buckhurst Lane and Saturday markets at Blighs. Historic National Trust owned Knole House with its 1,000 acre deer park, which is the last remaining in Kent, is within easy reach. Access onto the M25 at junction 5 at Chevening is within a short drive.

DIRECTIONS

From Sevenoaks town proceed north down London Road towards Sevenoaks railway station. Turn right opposite the station into Hitchen Hatch Lane, take the first left into Bradbourne Park Road, left again into Bosville Road. Bear right into Lambarde Road and No. 47 is the first property on the right hand side.

GROUND FLOOR

ENTRANCE HALL

Space for coats, double glazed window to the rear, stairs up to first floor, understairs storage alcove, carpet, radiator. Doors to cloakroom, kitchen/breakfast room, and living room.

KITCHEN/BREAKFAST ROOM



2.63m x 4.42m (8' 8" x 14' 6")
Amtico flooring with double glazed windows to the front and rear, door to side, coving. The kitchen comprises matching wall and base units with tiled splashback, space for dishwasher, space for fridge freezer, stainless steel sink unit with single drainer and mixer tap, fitted Miele oven, gas hob and Bosch extractor above, radiator, wall-mounted Potterton boiler. The breakfast/dining room has space for a dining table with a view out to the rear garden.

LIVING ROOM



3.72m x 4.36m (12' 2" x 14' 4")
Double glazed windows to the side and front, French doors to rear garden, carpet, coving, two radiators.

CLOAKROOM



Tiled floor, attractive panelling, double glazed obscure window to the front, heated towel rail, low level WC with concealed cistern, wall-mounted sink. There is a utility space with worktop and space for washer/dryer with cupboards above.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, carpet, double glazed window to rear, door to airing cupboard with shelving and housing hot water cylinder. There is a hatch to the loft which is part boarded (no loft ladder).

BEDROOM 1



2.6m x 4.46m (8' 6" x 14' 8")
Spacious principal bedroom, dual aspect, two radiators, carpet, borrowed light window.

BEDROOM 2



3.64m x 2.47m (11' 11" x 8' 1")
Double bedroom with two double glazed windows to the front and side, radiator, carpet, borrowed light window.

BEDROOM 3



2.25m x 2.51m (7' 5" x 8' 3")
Double glazed window to the front with radiator beneath, carpet, borrowed light window.

BATHROOM



2.23m x 1.79m (7' 4" x 5' 10")
Stylish part-tiled suite comprising bath with Hansgrohe shower, wall-mounted vanity unit, extractor fan, low level WC, heated towel rail, underfloor heating, obscure double glazed window to rear.

OUTSIDE

FRONT GARDEN AND DRIVEWAY

Paved driveway with parking for two vehicles, area of lawn, two points of side access to the rear/side garden.

GARDEN



The rear garden is east facing and the side garden is south facing, providing two delightful and connected areas to enjoy at different times of the day. Fully enclosed and secure, with an area of patio, lawn, shed, various shrubs, bushes and flowers.

Lapsed planning permission reference: 21/00226/House

Council tax: Band E (£3,007.74 2025/26 figure)