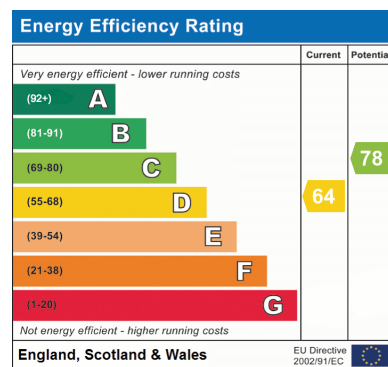




TOTAL APPROX FLOOR AREA 2017.26 SQ.FT. (187.41 SQ. M.)  
For Identification Purposes Only.



## 43 ARGYLE ROAD, SEVENOAKS TN13 1HJ

An exceptional opportunity to buy a modern 4 bedroom detached house with a garage, parking and courtyard style garden located in a prime central position within short walking distance of Sevenoaks town centre and main line railway station. This deceptive house is arranged over three floors and offers well proportioned accommodation.

Detached ■ Central location ■ 4 Bedrooms ■ 2 Bathrooms ■ Downstairs cloakroom ■ Integral garage ■ Driveway with parking ■ Sunny Courtyard Style Garden ■ Short walk to Sevenoaks station ■ Short walk to Sevenoaks town

PRICE: GUIDE PRICE £1,100,000 FREEHOLD

## SITUATION

The property is centrally situated within short walking distance of Sevenoaks town centre and main line railway station. Sevenoaks station provides frequent direct services to London Bridge in as little as 22 minutes.

The town offers varied shopping, a library and swimming pool complex. There are excellent educational facilities in the area in both the state and private sectors. There are a number of golf clubs nearby including Wildernesse, Knole Park and Nizels.

Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming and a lovely safe environment for adults and children alike. The property is also well placed for easy access to major roads and junction 5 for the M25 can be accessed at Chevening which is a short drive away.

## DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction to the Pembroke Road traffic lights. Turn left here and continue to the end of the road keeping right. Continue through the traffic lights and go straight over into Argyle Road. The property will be found on your left hand side as the road bends to your right.

## PORCH

With courtesy light.

## ENTRANCE HALL

4' 8" x 3' 9" (1.42m x 1.14m) Ceramic tiled floor, alcove niche, coved cornice.

## INNER HALL

10' x 4' 2" (3.05m x 1.27m) The inner hall is in two parts, this first area has doors to the kitchen, garage and utility room and stairs to the first floor. There is a ceramic tiled floor, radiator, coved cornice.

## FURTHER INNER HALL

8' 1" x 5' 9" (2.46m x 1.75m) Doors to the cloakroom and lounge. Understairs storage cupboard, ceramic tiled floor, coved cornice, thermostat control for the central heating, coat cupboard.

## CLOAKROOM

5' 10" x 4' 3" narrowing to 2' 8" (1.78m x 1.30m) Sealed unit double glazed window to the side with obscure glass, ceramic tiled floor, wash hand basin set into a vanity unit with mixer tap, low level wc, radiator, half tiled walls, coved cornice, extractor.

## LOUNGE/DINING ROOM



27' 4" x 15' 7" narrowing to 14' 2" and 7' 6" (8.33m x 4.75m) Sealed unit double glazed coated aluminium sliding doors lead to the courtyard garden, coved cornice, two radiators, sealed unit double glazed window to the side, fireplace with an attractive Adam style surround, inner marble and marble hearth, fitted living flame coal effect gas fire.

## KITCHEN/BREAKFAST ROOM



14' 9" x 11' 2" (4.50m x 3.40m)

Sealed unit double glazed windows to the front and side, a Franke one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard under, space and plumbing for a dishwasher, ceramic tiled floor, space for an American style fridge/freezer, coved cornice, halogen downlighting, radiator, built in fridge/freezer, an excellent range of limed oak fronted ground and wall cupboards, granite worktops, built in Bosch 4 ring gas hob with oven under, extractor over set within a decorative canopy with tiling and limed oak panelling, bottle housing, corner cupboard, ceramic splashback tiling.

## UTILITY ROOM

7' 9" x 7' 1" narrows to 3' 10" (2.36m x 2.16m)

Sealed unit double glazed window to the side, single drainer single bowl sink unit with mixer tap, cupboard under, space and plumbing for a washing machine and space for a tumble dryer, worktop over, ceramic splashback tiling, radiator, ceramic tiled floor, wall cupboard incorporating a gas fired boiler serving the central heating and hot water with time clock, halogen down lighting, coved cornice.

## FIRST FLOOR

## LANDING

10' 8" x 10' 3" (3.25m x 3.12m) Sealed unit double glazed window half way up stairs with obscure glass, coved cornice, attractive painted carved balustrading and polished hand rail, airing cupboard with pre-insulated copper cylinder and slatted shelving, stairs lead up to the second floor.

## BEDROOM 1



13' 8" x 10' 4" (4.17m x 3.15m) Two built in double wardrobe cupboards, sealed unit double glazed window to the side and rear, radiator, coved cornice.

## EN SUITE SHOWER ROOM



6' 8" x 4' 6" (2.03m x 1.37m) Shower cubicle with Aqualisa shower, wash hand basin with mixer tap, shaver point, low level wc, ceramic tiled floor, ceramic tiled walls, sealed unit double glazed window with obscure glass, halogen down lighting, coved cornice, tubular style heated towel rail.

## BEDROOM 2

13' 6" x 12' 8" (4.11m x 3.86m) Bay with sealed unit double glazed windows, halogen down lighting, coved cornice, halogen lighting, radiator, walk in wardrobe/storage cupboard measures about 4' 10" x 4' 3".

## BEDROOM 3

12' 8" narrows to 8' 1" x 10' 9" narrows to 4' 9" (3.86m x 3.28m) Bay with sealed unit double glazed windows and halogen down lighting, coved cornice, halogen lighting, radiator.

## BATHROOM



7' 6" x 5' 6" (2.29m x 1.68m) Panelled bath with mixer tap and Aqualisa wall shower, shower screen, wash hand basin with mixer tap, low level wc, sealed unit double glazed window with obscure glass, fully tiled walls, halogen down lighting, coved cornice, shaver point, tubular style heated towel rail, ceramic tiled floor.

## 2ND FLOOR

## STUDY/HOBBIES AREA

19' 7" x 10' 7" (5.97m x 3.23m) Sealed unit double glazed window with far reaching views, velux sealed unit double glazed skylight window, radiator, there are sloping ceilings, an additional area of 5' 8" x 3' 9".

## BEDROOM 4



10' 7" x 10' 5" (3.23m x 3.18m) Radiator, sealed unit double glazed window with distant views, halogen lighting.

## ATTIC STORE ROOM

10' 5" x 9' (3.18m x 2.74m) An area ideal for storing suitcases etc, the water tank is in here and there is a light.

## OUTSIDE

## INTEGRAL GARAGE

16' 8" x 9' 4" (5.08m x 2.84m) An electronic roll shutter door, personal door to hall, light and power, sealed unit double glazed window to the side.

## FRONT GARDEN

There is a side drive providing off road parking and the front area is paved and there is a dwarf brick wall. Side access leads around to the rear garden.

## REAR GARDEN



The sunny rear garden is a courtyard with paving, there are side beds with various planting, outside lighting. A lovely area for Al fresco dining.

## COUNCIL TAX

Band G. £3,909.89 payable 2024/2025.