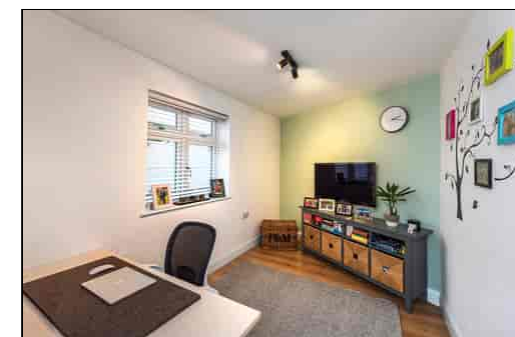
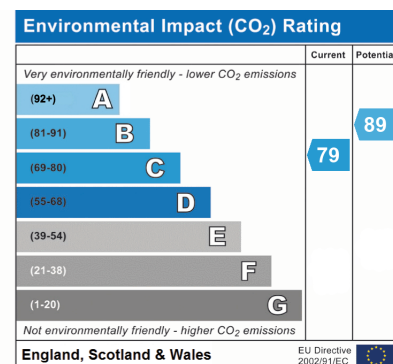
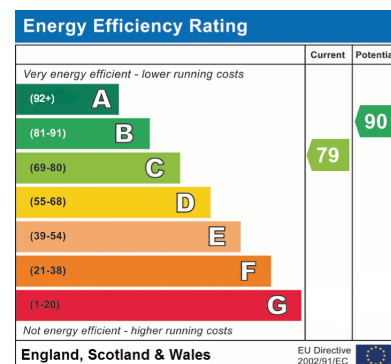


TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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THE OLD HILLINGDON LODGE HILLINGDON AVENUE, SEVENOAKS TN13 3RB

A superbly presented character property, refurbished to the highest standard and centrally located, within walking distance to both Sevenoaks and Bat & Ball station. The attractive, open-plan kitchen offers high quality, integrated appliances, with a stylish feel. With three double bedrooms, and fourth single or a large office, alongside plenty of living space, this property further benefits from off-street parking for two cars and a partly walled, south-facing rear garden. A perfect family home, effortlessly blending charm and functionality.

Master bedroom with ensuite and dressing room ■ 3/4 Bedrooms ■ Fabulous kitchen/dining room with quality integrated appliances ■ Walking distance to two stations ■ Off road parking for two cars ■ Utility Room ■ Underfloor heating ■ Gas fired central heating ■ Charming and characterful southwest facing garden with additional private courtyard ■ New Ultrafast 8000Mbps broadband connectivity

PRICE: £595,000 FREEHOLD

SITUATION

Located in a conveniently positioned residential area, within walking distance of Sevenoaks station (18 minutes), with direct fast trains to central London, and Bat and Ball station (3 minutes), with regular connecting trains to London Bridge, London Victoria and Charing Cross and direct trains to stations such as London Blackfriars. Sevenoaks High Street is within walking distance or a short 5 minute drive, and there are numerous local shops nearby as well as a doctor's surgery and Sevenoaks hospital. Tunbridge Wells Grammar, Weald of Kent Grammar, Trinity and Knole Academy schools are all within a 10 minute walk from the property. St Johns CE Primary School, Sevenoaks Primary and Lady Boswell's are also a short distance.

Sainsbury's Superstore is about 0.9 miles distant, as well as Sainsbury's Local a 3 minute walk. Access to the M25 (junction 5) can be found at the Chevening interchange about 2.5 miles distant. The National Trust owned Knole House with its 1,000 acre deer park is within easy reach.

DIRECTIONS

From the High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road, continue down the hill into St Johns Hill and proceed down towards the traffic lights. Just past the zebra crossing, turn right where Sevenoaks Hospital is, and Old Hillingdon Lodge is the last property on your right hand side.

ENCLOSED PORCH

3' x 2' 5" (0.91m x 0.74m) Approached through double doors, tiled floor, door leading into the entrance hall.

ENTRANCE HALL

14' x 7' 4" max including the stairs narrowing to 3' (4.27m x 2.24m) Porcelain tiled floor with underfloor heating, security control panel, under stairs storage cupboard with a sealed unit double glazed window to the front with obscure glazing.

CLOAKROOM

4' 5" x 4' (1.35m x 1.22m) Low level WC with concealed cistern, hand wash basin set into vanity unit with mixer tap, cupboard underneath, porcelain tiled floor, sealed unit double glazed window to the front with obscure glazing, LED down lighting, splash back tiling and underfloor heating.

OFFICE/BEDROOM 4



12' 10" narrowing to 9' 6" x 7' 10" (3.91m x 2.39m) A perfect guest room with plenty of space for a daybed, single fourth bedroom, or a large office, with a sealed unit double glazed window to the front and laminate floor with under floor heating.

UTILITY ROOM

9' x 6' 5" (2.74m x 1.96m) The underfloor heating continues through to the utility room, where there's a worktop incorporating Franke single bowl single drainer stainless steel sink unit with mixer tap, storage space, marble effect porcelain tiled floor, space and plumbing for a washing machine, space for a tumble dryer, sealed unit double

glazed window to the front with obscure glazing, broom cupboard and doors leading into the side courtyard. The A+ rated gas combi boiler is fully serviced every year, with the heating system recently being flushed and a chemical clean.

KITCHEN



13' x 12' 9" (3.96m x 3.89m) The open plan kitchen and dining space is fitted with an excellent range of built in Miele appliances, such as a four ring induction hob, self-cleaning oven, steam oven, fridge/freezer and dishwasher. Featuring soft closing ground and wall cupboards, cutlery and pan drawers, canopy extractor, LED down lighting and trim lighting, an integrated wine cooler, porcelain white marble effect splashback and underfloor heating throughout. Premium Silestone quartz worktops, incorporating a large single bowl seamless sink with carved drainer and mixer tap, look out to the charming garden with doors leading out.

LIVING ROOM



20' 1" narrowing to 14' 2" x 12' (6.12m x 3.66m) A spacious living space with grey marble effect porcelain tiled floor, under floor heating, sealed unit double glazed double doors leading into the garden with sealed unit double glazed windows either side, LED down lighting, TV wall fixtures and thermostat control for the central heating.

LANDING

10' 9" max including the stairs x 5' 10" (3.28m x 1.78m) Laminate floor, sealed unit double glazed window with obscure glazing, thermostat control for the central heating, hatch to the loft with bespoke fitted stairs for access.

MASTER BEDROOM



13' 5" max narrowing to 9' 9" x 12' 2" max (4.09m x 3.71m) A spacious master with sealed unit double glazed window to the rear, fitted window blind, laminate floor, radiator, and an opening leading through to the dressing area, with a glass sliding door leading into the en-suite shower room.

EN SUITE



7' 9" x 6' 2" max (2.36m x 1.88m) Shower cubicle, low level WC with concealed cistern, rectangular bowl style wash hand basin with mixer tap set onto double vanity unit with soft closing drawers under, laminate floor, sealed unit double glazed window with obscure glazing, splash back tiling, fitted window blind, tubular heated towel rail, opaque door screen, and opening leading through to the dressing area.

DRESSING AREA

6' x 5' 6" (1.83m x 1.68m) A convenient dressing space adjoining the master bedroom, with laminate floor, built in double wardrobe cupboard, wardrobe rail and shelves.

BEDROOM 2



16' 6" max narrowing to 12' 1" x 10' max (5.03m x 3.05m) A double bedroom with sealed unit double glazed window to the front, radiator, laminate floor, LED down

lighting and fitted window blind.

BEDROOM 3



14' 2" max narrowing to 10' 9" x 9' 2" (4.32m x 2.79m) Another double bedroom with sealed unit double glazed window to the rear, laminate floor, radiator, fitted window blind and bespoke fitted wardrobe.

BATHROOM



8' 1" x 6' 7" (2.46m x 2.01m) A perfect family bathroom, with a contemporary style wash hand basin set into vanity unit with mixer tap, cupboard under, low level WC with concealed cistern, panelled bath, shower cubicle, sealed unit double glazed window to the rear with obscure glazing, fitted window blind, tubular heated towel rail, splash back tiling, full height tiling around the shower and laminate floor.

REAR GARDEN

The charming and characterful south-west facing garden is partly walled and fully enclosed, with a paved sitting area ideal for al fresco dining. An area of lawn is accompanied by well stocked flower beds, outside lighting, outside water tap, a feature ragstone wall and side gate leading through to the side courtyard.

SIDE GARDEN

A courtyard area with secure gate leading to the road, paved area and a flower bed planted with Laurels.

CAR PARKING

Allocated off street parking for two vehicles.

Council tax band: E