



7 JOHNSONS AVENUE, BADGERS MOUNT, SEVENOAKS, KENT TN14 7AX

A 3 bed older style house with a garden and there is potential to create off road parking. This character house enjoys a verdant outlook to the front and rear. The property which lies in a lovely position well away from a busy road is in need of TLC, updating and there is great scope for enlargement. NO CHAIN.

Enclosed Porch ■ Lounge with open fireplace ■ Kitchen/Breakfast Room ■ Utility Room ■ Bathroom ■ 3 Bedrooms ■ 50ft Rear Garden ■ Front Garden ■ Double Glazing ■ Electric Heaters

PRICE: GUIDE PRICE £400,000 FREEHOLD



SITUATION

Johnsons Avenue is a cul de sac set in a semi-rural location yet with the convenience of Chelsfield & Knockholt railway stations and the M25 junction 4 nearby.

Badgers Mount, the area benefits from excellent transport links with the fore mentioned Knockholt Station just a few minutes away, providing regular train services to London Bridge making it a desirable location for commuters. Surrounded by rolling hills and lush woodland, this area is also ideal for those who appreciate outdoor activities. For a blend of rural tranquility and easy access to city life, Badgers Mount provides a highly desirable location for homeowners looking for the best of both worlds.

DIRECTIONS

From Sevenoaks town proceed North down the London Road past Sevenoaks railway station and into Riverhead. At the first roundabout go straight over and at the second mini roundabout straight over again and continue through Dunton Green. Bear left with the London Road as it becomes Morants Court Road (Rose and Crown public house/restaurant on the right hand side) and continue to the next roundabout. Turn right up Polhill for about one and a half miles. At the next roundabout take the third exit towards Bromley, continue until you see Badgers Road on your right and turn here. Johnsons Avenue is up on the left hand side and number 7 a short distance along on your right hand side.

ENCLOSED PORCH

6' 0" x 3' 10" (1.83m x 1.17m) sealed unit double glazed windows and door, quarry tiled floor.

ENTRANCE HALL

3' 0" x 3' 0" (0.91m x 0.91m) stairs lead up to the first floor, electric heater, pine panelling, door leads into the lounge.

LOUNGE



14' 9" x 14' 6" (4.50m x 4.42m) sealed unit double glazed window to the front enjoying a verdant outlook, chimney breast incorporating an open fireplace with an attractive brick surround, wide display mantle, quarry tiled hearth, two electric heaters, door leads into the kitchen.

KITCHEN/BREAKFAST ROOM



12' 8" x 7' 0" (3.86m x 2.13m) single drainer single bowl stainless steel sink unit with mixer tap, cupboard under, sealed unit double glazed window to the rear, ground and wall cupboards, strip lighting, full height wall tiling, electric heater, vinyl floor, door leads into the bathroom.

BATHROOM



7' 0" x 4' 8" (2.13m x 1.42m) panelled bath with mixer tap, wash hand basin with mixer tap, low level wc, sealed unit double glazed window to the rear with obscure glazing, fully tiled walls, extractor, wall mirror.

UTILITY ROOM

9' 0" x 6' 4" (2.74m x 1.93m) sealed unit double glazed window to the side, sealed unit double glazed door with window beside leads into the rear garden, quarry tiled floor, worktop, space and plumbing for a washing machine, cupboard housing an insulated copper cylinder and immersion heater, strip lighting.

FIRST FLOOR

LANDING

Doors to bedrooms 1, 2 and 3.

BEDROOM 1



15' 0" x 8' 3" (4.57m x 2.51m) sealed unit double glazed window to the front enjoying a verdant outlook, chimney breast, deep wardrobe cupboard, further built in double and single wardrobe cupboards, electric heater.

BEDROOM 2



9' 2" x 9' 0" (2.79m x 2.74m) sealed unit double glazed window to the rear enjoying a verdant outlook, electric heater.

BEDROOM 3



8' 2" x 6' 2" (2.49m x 1.88m) sealed unit double glazed window to the rear enjoying a verdant outlook.

OUTSIDE

FRONT GARDEN



The front garden comprises an area of lawn, flower beds with varied planting and rose bushes. There is a crazy paved pathway, brick walling and two steps lead up to the house. There is potential to create off road parking in the front garden.

REAR GARDEN



The rear garden extends about 50ft. There is a rear access which leads through to Badgers Road. A crazy paved patio with outside water tap and two steps leads to the garden which comprises a crazy paved pathway, stocked flower beds and a former lawn area. Garden Shed.

COUNCIL TAX

Band D. £2,361.35 payable 2025/26.

VOLUNTARY ROAD CONTRIBUTION

There is a voluntary road contribution of £70.00 per year.