

TOTAL APPROX FLOOR AREA 1093.72 SQ.FT. (101.61 SQ. M.)
For Identification Purposes Only.



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		
Not energy efficient - higher running costs			
		55	81
England, Scotland & Wales		EU Directive 2002/91/EC	



89 BRADBOURNE PARK ROAD KENT, SEVENOAKS TN13 3LQ

It is a rare find when you discover such a delightful high ceiling 3 bedroom Victorian cottage within no more than a 10 minutes walk of Sevenoaks station. The accommodation has a contemporary design blended sympathetically with its bygone character. The owners have updated the kitchen and installed a modern shower room. There is a lovely tiled L shaped patio that is south facing and brings the outside in and is perfect for entertaining.

Victorian mews house ■ Three bedrooms ■ Modernised fitted kitchen ■ Ground floor stylish shower room ■ Living room with fireplace ■ Attractive kitchen ■ Dining room ■ Enclosed southerly aspect rear courtyard ■ Short walk to station

PRICE: GUIDE £595,000 FREEHOLD

SITUATION

The property is conveniently located in an attractive residential road of impressive homes, close to Sevenoaks main line station with its train services on the Charing Cross/Charing Cross line, with peak hour fast service to London Bridge taking under 30 minutes. Sevenoaks town centre is about 1 mile away with its wide range of shopping facilities, restaurants, cinema/theatre complex, swimming/leisure centre and main library. Leisure Facilities: Wildernesse and Knole Golf Clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. Sevenoaks swimming and Leisure Centre. Cricket and Rugby in the Sevenoaks Vine area. Motorway Links: The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports and the Dartford river Crossing. Well regarded schooling can be found both within the road and the immediate area for both primary and secondary schools including a wide choice of state and private education.

DIRECTIONS

From Sevenoaks town proceed north down London Road towards the railway station. Turn right opposite the station into Hitchen Hatch Lane, take the first left into Bradbourne Park Road. The property can be found set back from the road within an attractive terrace on the left hand side just after Clockhouse Lane.

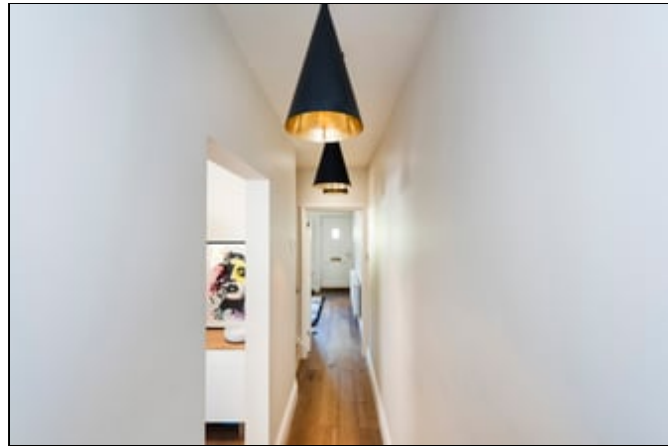
GROUND FLOOR

LIVING ROOM



15' 8" x 14' 5" (4.78m x 4.39m) Windows to front, classic radiator, fireplace with coal effect gas fire, attractive wood flooring, large understairs storage area, door to inner hallway.

INNER HALLWAY



Doors to dining room, storage cupboard, shower room, kitchen, wood flooring.

DINING ROOM



11' 2" x 10' 5" (3.40m x 3.17m) Window to rear, classic Victorian style radiator, wood flooring.

SHOWER ROOM



5' 11" x 5' 9" (1.80m x 1.75m) Attractively designed shower room with brush brass fittings, wall mounted wash hand basin, walk in shower, low level concealed cistern W.C., attractive floor and wall tiling.

KITCHEN



8' 10" x 8' 2" (2.69m x 2.49m) Attractively fitted kitchen with marble worktops inset sink unit, integrated gas hob, integrated oven, dishwasher and washing machine, Victorian style radiator, double glazed window and door to garden.

FIRST FLOOR

LANDING

Access to bedrooms and stairs to further bedroom.

BEDROOM 1



14' 5" x 12' 4" (4.39m x 3.76m) Window to front, radiator.

BEDROOM 2



10' 6" x 9' 2" (3.20m x 2.79m) Window to rear, radiator, wardrobes.

SECOND FLOOR

BEDROOM 3



14' 5" x 14' 5" (4.39m x 4.39m) Velux windows, radiator.

OUTSIDE

REAR COURTYARD



Southerly aspect attractive L shaped tiled courtyard.

COUNCIL TAX BAND D