



12 LAMBARDE DRIVE, SEVENOAKS, KENT TN13 3HX

A 1930's detached 3 bed character house located in a superb position with off road parking and flat garden. The house was purchased new by the parents of the present owner in 1937! This is an excellent opportunity and not one to be missed. There is potential to enlarge the property. This fine house is located in a convenient residential position within easy walking distance of the main line railway station and Sevenoaks County Primary School.

Downstairs Toilet ■ Sitting Room with open fireplace ■ Dining Room ■ Kitchen ■ Conservatory ■ 3 Bedrooms ■ Bathroom ■ 50ft Level Rear Garden ■ Newly re-wired and new flooring ■ Double length Garage

PRICE: GUIDE PRICE £795,000 FREEHOLD



SITUATION

The property lies in a convenient position within walking distance of Sevenoaks main line railway station with its fast and frequent services to London Bridge, Cannon Street and Charing Cross within approximately 30 minutes. Local shops at Tubs Hill are also within easy reach. Sevenoaks town centre with its comprehensive range of shops, restaurants and leisure facilities is about one mile. 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. Access onto the M25 at junction 5 at Chevening is within a short drive.

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, left again into Bosville Road. Bear right into Lambarde Road and Lambarde Drive is the first turning on your right and number 12 is up on your left hand side.

ENCLOSED PORCH

Carpet mat.

ENTRANCE HALL

Laminate flooring, stairs lead up to the first floor, thermostat control for the central heating, under stairs storage cupboard, built in coat cupboard where the electricity fuse box is located, coved cornice, double radiator, sealed unit double glazed window to the side, door leads to the side passage.

DOWNSTAIRS TOILET

WC with integrated wash hand basin with mixer tap, window to the side.

SITTING ROOM



14' 7" x 11' 8" (4.45m x 3.56m) Attractive bay with sealed unit double glazed window to the front, fitted curtain rail, brick fireplace quarry tiled mantle, tiled hearth, brick curb and display plinths, (gas fire not connected) laminate flooring, double radiator with thermostat control, coved cornice.

DINING ROOM



11' 11" x 11' 3" (3.63m x 3.43m) Laminate flooring, double radiator with thermostat control, coved cornice, aluminium glazed sliding doors lead into the garden room, fitted curtain pole.

CONSERVATORY



10' 4" x 7' 0" (3.15m x 2.13m) Sealed unit double glazed windows with quarry tiled sills and fitted blinds, two double radiators with thermostat controls, display shelf, laminate flooring, sealed unit double glazed double doors lead into the rear garden, two wall lights.

KITCHEN



18' 3" x 6' 2" (5.56m x 1.88m) From the entrance hall an opening leads through to the kitchen, range of ground and wall cupboards, laminate flooring, radiator, fridge/freezer, shelved pantry style cupboard, glazed fronted wall cupboard with sliding doors, dome skylight, sealed unit double glazed wood window to the rear with fitted blind, worktops with splashback tiling incorporating a two ring gas hob, slot in electric cooker, single drainer stainless steel sink unit with mixer tap, cupboard under, Zanussi stainless steel extractor canopy, washing

machine, dishwasher and tumble dryer, gas fired boiler serving the central heating and hot water, Potterton time clock, ceiling strip lighting, set of drawers.

FIRST FLOOR

LANDING

Sealed unit double glazed window to the side with fitted blind, carpet, hatch to the loft, glazed balustrade on the landing with wood hand rail, coved cornice.

BEDROOM 1



12' 1" x 11' 3" (3.68m x 3.43m) Coved cornice, carpet, radiator with thermostat control, sealed unit double glazed window to the front, original tiled fire surround incorporating a de-commissioned electric bar heater.

BEDROOM 2



11' 11" x 11' 3" (3.63m x 3.43m) Sealed unit double glazed window to the rear, radiator, coved cornice, airing cupboard with pre-insulated copper cylinder and immersion heater, slatted shelving, carpet.

BATHROOM



Panelled bath with mixer tap, hand shower attachment, glazed shower screen, wash hand basin with mixer tap, low level wc, vinyl cushion floor, tubular heated towel rail, radiator, toiletries cabinet, tiled walls, wall mirror, two sealed unit double glazed windows to the side with obscure glazing, extractor fan.

BEDROOM 3

9' 1" x 6' 2" (2.77m x 1.88m) Carpet, sealed unit double glazed window to the front with fitted blind, radiator with thermostat control.

OUTSIDE

GARAGE

24' 1" x 6' 5" (7.34m x 1.96m) Double length garage with light and power, door at the rear into the garden.

FRONT GARDEN

There is an area of lawn, driveway providing off road parking, outside lighting and side access leading into the rear garden.

REAR GARDEN



The rear garden which measures about 50ft by 26ft comprises a patio area leading to an area of lawn, varied shrubs, bushes and trees. Outside water tap.

COUNCIL TAX

Band E. £2,867.25 payable 2024/2025 (this does not take into account single occupancy allowance).