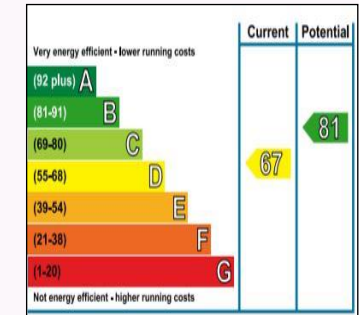
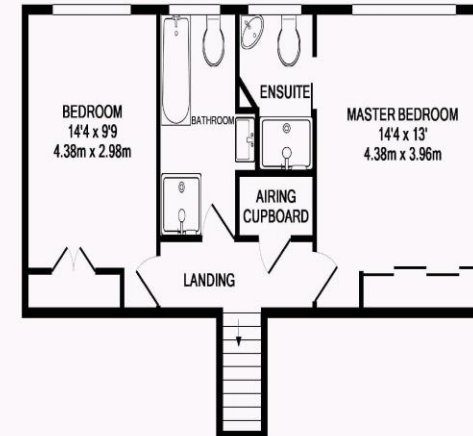
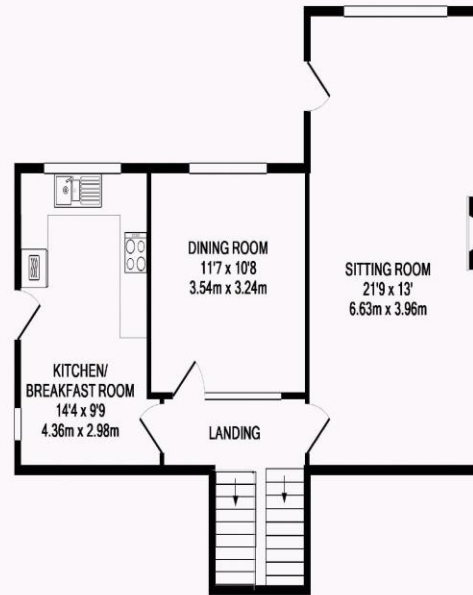




7 Turners Gardens Sevenoaks Kent TN13 1QE

- Detached House
- Four / Five Bedrooms
- Ensuite & Family Bathroom
- Two / Three Reception Rooms
- Kitchen / Breakfast Room
- Utility Room
- Double Garage, Parking & Gardens
- Private Gated Access To Knole Park

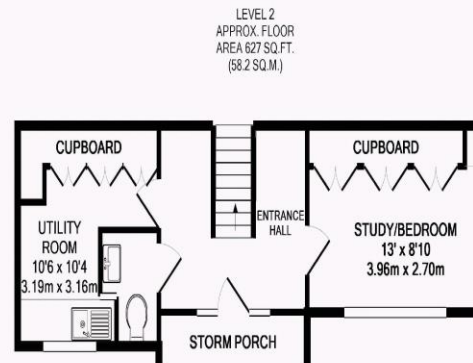
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



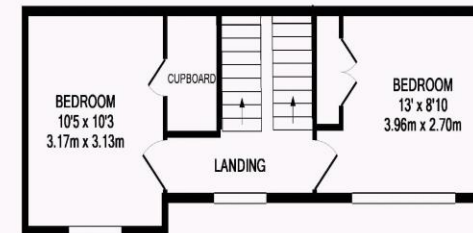
Guide Price £840,000 - £875,000
Freehold

132 High Street
Tonbridge
Kent
TN9 1BB

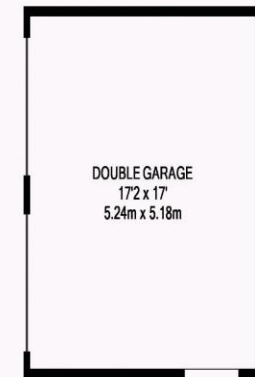
Tel: (01732) 350503 Fax: (01732) 359754
E-mail: tonbridge@bracketts.co.uk
www.bracketts.co.uk



GROUND LEVEL 1
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)



LEVEL 3
APPROX. FLOOR
AREA 320 SQ.FT.
(29.7 SQ.M.)



DOUBLE GARAGE
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

TURNERS GARDENS SEVENOAKS
TOTAL APPROX. FLOOR AREA 2098 SQ.FT. (194.9 SQ.M.)
Made with Metropix ©2017



bracketts

VIEWINGS

By appointment with Bracketts 01732 350503

SITUATION

Turners Gardens is situated on the favoured south side of Sevenoaks and is ideally located within a mile of the High Street with its multitude of shops, supermarkets, pubs and restaurants. • Comprehensive Shopping: Sevenoaks (1 mile), Tunbridge Wells and Bluewater in Dartford. • Mainline Rail Services: Sevenoaks (1.5 miles) to Cannon Street/Charing Cross www.nationalrail.com • Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools. • Grammar/State Schools: Tonbridge & Tunbridge Wells. • Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Combe Bank School for Girls in Sundridge. www.kent-pages.co.uk/education • Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket and Rugby in the Vine area of Sevenoaks. • The M25 can be accessed at the Chevening interchange which is about 2 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

TO BE SOLD

Bracketts are delighted to offer this well presented and attractive four / five bedroom detached house situated within a sought after cul de sac to the south side of Sevenoaks, of which the residents of The close have there own private gated access onto to Knole Park. Internally the property offers split level accommodation comprising entrance hall, cloakroom, utility room and a ground floor bedroom / reception room. The stairs give access to all floors and to a small landing with access to the living room, kitchen and dining room. To the upper floors are four further double bedrooms, ensuite to master bedroom and a recently fitted family bathroom with separate shower cubicle. Outside the property has ample parking to the front and a double garage and to the rear there is a large terrace and steps up to the remainder which is predominantly laid to lawn.

GROUND FLOOR

Covered entrance, with Step to entrance door with glazed panels either side, opening into:

ENTRANCE HALL

Radiator, stairs, doors to cloakroom, utility room and bedroom 5 / 3rd reception room.

BEDROOM FIVE / RECEPTION ROOM 13' 0" x 8' 10" (3.96m x 2.69m)

Double glazed window to rear, radiator, telephone point and built in storage units with doors.

UTILITY ROOM

Double glazed window to front. Radiator. Sink unit with cupboards under. Space and plumbing for washing machine built in cupboards.

CLOAKROOM

Low level WC with concealed cistern and Wash hand basin.

UPPER GROUND FLOOR

Glazed paneling and door into Dining Room. doors to kitchen and living room. stairs to upper floors.

SITTING ROOM 21' 8" x 12' 11" (6.60m x 3.93m)

Double glazed window to side and rear, door leading to rear garden. Two radiators. Inset wood-burning stove with marble stone surround and hearth. Tv point and triple satellite socket.

DINING ROOM 11' 7" x 10' 7" (3.53m x 3.22m)

Double glazed window to rear. Radiator.

KITCHEN 10' 9" x 9' 8" (3.27m x 2.94m)

Door to side. Range of fitted wall and base units incorporating cupboards and drawers with work surfaces over and local tiling. Sink unit with side drainer, space and plumbing for dishwasher, Neff four burner gas hob with extractor over. Siemens electric oven. Ideal Classic wall mounted gas fired boiler.

FIRST FLOOR LANDING

Window to front. Radiator. Stairs to second floor.

BEDROOM 11' 10" x 8' 10" (3.60m x 2.69m)

Double glazed window to front. Radiator. Built in wardrobe cupboards.

BEDROOM 10' 4" x 10' 3" (3.15m x 3.12m)

Double glazed window to front. Radiator. Built in wardrobe cupboards.

SECOND FLOOR

Airing cupboard housing pre-lagged hot water cylinder and slatted shelving.

MASTER BEDROOM 14' 4" x 12' 10" (4.37m x 3.91m)

Double glazed window to rear. Radiator. Satellite point. Built in wardrobe cupboards with hanging rail and shelving and three sliding mirrored doors.

ENSUITE

Frosted double glazed window to rear, towel radiator, double shower cubicle, circular wash hand basin and low level WC with concealed cistern.

BEDROOM 14' 4" x 9' 7" (4.37m x 2.92m)

Double glazed window to rear. Radiator. Built in wardrobe cupboards with hanging rail and shelving.

FAMILY BATHROOM

Frosted double glazed window to rear, towel radiator, tiled enclosed bath, separate shower cubicle, wash hand basin, low level WC with concealed cistern, laminate flooring and part tiled walls.

OUTSIDE

Outside the property has ample parking to the front and a double garage 5.16m (16ft 11in) x 5.23m (17ft 2in) with two up and over doors and to the rear there is a large flagstone terrace and steps up to the remainder which is predominantly laid to lawn with rockery and shrub borders. Garden shed and access to the front.

