



Ibbett Mosely

12 Marlborough Crescent, Sevenoaks, Kent, TN13 2HP



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AN IMPRESSIVE AND CLEVERLY EXTENDED DETACHED CHARACTER HOME IN THIS SOUGHT AFTER LOCATION LESS THAN A MILE FROM SEVENOAKS STATION.

GUIDE PRICE £1,450,000 FREEHOLD

- 4 spacious double bedrooms
- Bi-fold doors to terrace
- Stylish, contemporary design
- Council Tax Band G; EPC Rating C
- 3 modern bathrooms
- Large garden, perfect for families
- Close to town centre
- Open-plan kitchen/living area
- Detached house in Sevenoaks
- Near mainline station

An extended 4 BEDROOM family home with a large garden in a sought after residential area within easy reach of the town centre and mainline station. Stylishly presented with light and airy contemporary feel throughout. DRIVEWAY AND GARAGE. Approx 2237 ft sq.

Description

Nestled in the desirable Marlborough Crescent of Sevenoaks, this stunning detached house offers an exceptional family living experience. Spanning an impressive 2,237 square feet, the property boasts a thoughtfully designed layout that is both stylish and functional.

As you enter, you are greeted by three spacious reception rooms that provide ample flexibility for various living arrangements. The heart of the home is undoubtedly the open-plan kitchen and living area, which is bathed in natural light and features bi-fold doors that seamlessly connect the indoor space to an expansive terrace and a beautifully maintained garden. This outdoor area is perfect for entertaining

or simply enjoying the tranquillity of your surroundings.

The first floor continues to impress with a magnificent principal suite, which includes a generous double bedroom, a dressing room, and a luxurious en-suite shower. Additionally, there is a guest suite featuring another double bedroom and shower, ensuring comfort for visitors. Two further double bedrooms and a well-appointed family bathroom complete the upper level, making this home ideal for families of all sizes.

With parking available for several vehicles and a garage, convenience is at your fingertips. The property is situated within easy reach of the town centre and mainline station, making it an excellent choice for commuters. This extended family home, with its light and airy contemporary feel, is a rare find in a sought-after residential area. Don't miss the opportunity to make this exceptional property your new home.

Location

The house is located in a popular leafy and prestigious residential road. It is approximately 0.9 miles from the train station and 1.2 miles from the town centre.

Sevenoaks is now considered to be one of the most sought-after locations to live in the UK with a charming town centre offering a variety of restaurants, shops and services, as well as stunning local countryside including Knole Park and Igham Mote nearby.

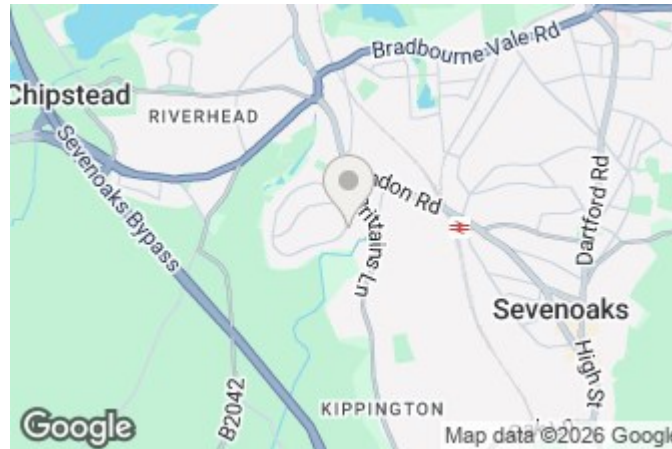
There are excellent train links for the commuter. Trains to London Bridge take 24 minutes going on to Charing Cross or Cannon Street. Trains are frequent from early morning till very late at night.

Access to the M25, West and North, is within 6 minutes, via Junction 5.

There is an excellent selection of private and state schooling in the area including several outstanding primary schools, Sevenoaks School, Walthamstow Hall and popular state schools including grammar schools.

Directions

From Sevenoaks Station, proceed west along London Road towards Riverhead. Turn fourth left into Brittain's Lane and then first right into Lyndhurst Drive and next right into Marlborough Crescent. The property is on the right a short distance along.



12 Marlborough Crescent, Sevenoaks

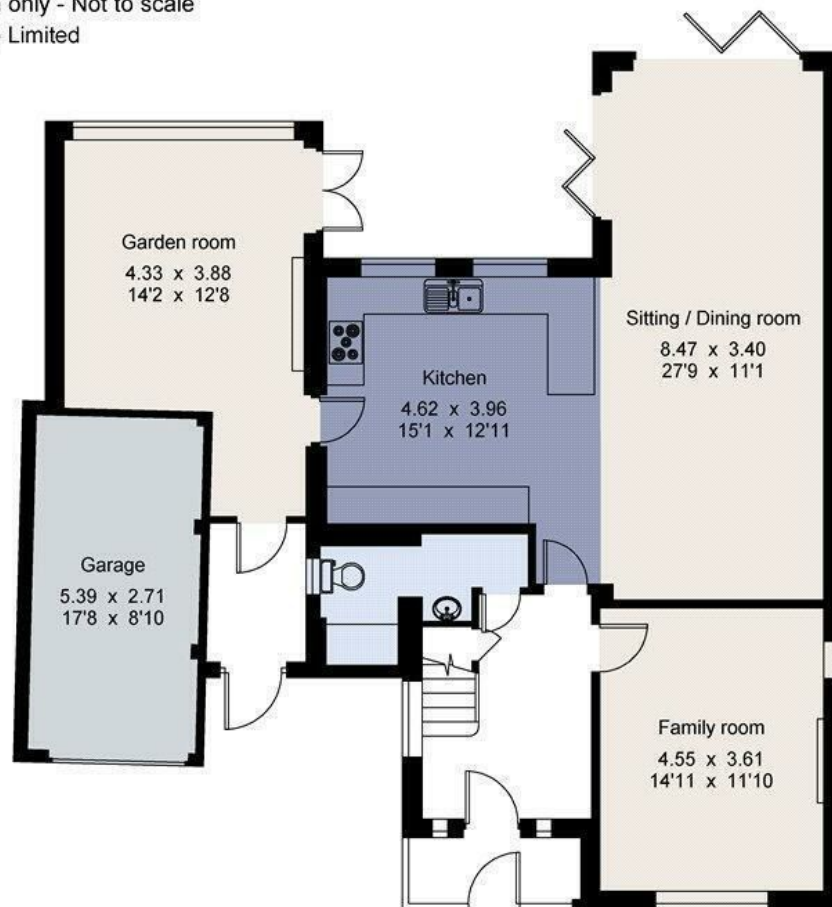
Gross internal area (approx) 193.3 sq m/ 2080 sq ft

Garage 14.6 sq m/ 157 sq ft

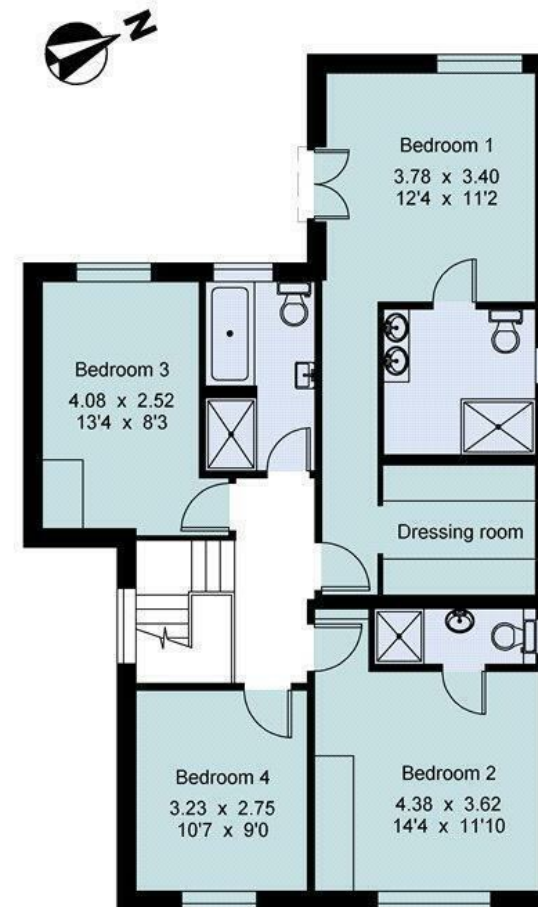
Total 207.9 sq m/ 2237 sq ft

For identification only - Not to scale

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Ground floor



First floor

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- C

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