



### 3 Bedroom Semi-Detached Bungalow with Driveway Parking & Garden

This three bedroom semi-detached bungalow sits in an elevated position at the end of a quiet close. The property is a short walk from Bat & Ball Station and Sevenoaks Hospital. The bungalow has a living room with feature fireplace and patio doors to a conservatory. There is a kitchen-breakfast room with fridge freezer, washing machine, slimline dishwasher, and plenty of space for a table and chairs. There are two double bedrooms, a single bedroom, and a modern bathroom. Outside the enclosed low maintenance rear garden has lovely views. The detached garage has been divided into two, with an area for storage and a separate home office. Driveway parking for several vehicles. Double glazing throughout, gas central heating, EPC band C. Council tax band E. Freehold. Viewing highly recommended.







## ACCOMMODATION

### Living Room 16' 0" x 11' 6" (4.88m x 3.5m)

The living room has a feature fireplace and a patio door that leads to the conservatory. There are two radiators with thermostatic valves and a TV point.

### Conservatory 15' 11" x 5' 11" (4.85m x 1.8m)

The recently upgraded conservatory has French doors that open onto the garden. There is a tiled floor, a radiator and a light.

### Kitchen-Breakfast Room 14' 4" x 12' 0" (4.38m x 3.66m)

The kitchen breakfast room has a one and a half bowl kitchen sink with mixer tap, a washing machine, a slimline dishwasher, an electric hob and fan oven and an integrated fridge freezer. There is a good range of wall and base kitchen cupboards providing ample storage. The room has plenty of space for a table and chairs.

### Master Bedroom 15' 11" x 9' 11" (4.86m x 3.03m)

The master bedroom has a double glazed window that overlooks the rear garden. There is a radiator with thermostatic valve and a feature panelled wall.

### Double Bedroom 2 15' 11" x 7' 2" (4.86m x 2.19m)

The second double bedroom has a double glazed window that overlooks the rear garden. The room has a radiator.

### Modern Bathroom 7' 10" x 5' 6" (2.4m x 1.67m)

The modern bathroom has a full length bath with shower over. There is a pedestal basin with storage underneath, a heated towel rail, a wall mounted cabinet with mirror doors, a double glazed window and an extractor fan.

### Bedroom 2 10' 0" x 6' 0" (3.04m x 1.84m)

The second bedroom has a double glazed window that overlooks the front of the property and a radiator with thermostatic valve.

### Garage Storage-Home Office

The detached garage has light and power. It has been split in half to create useful storage in the front section (measuring 3.14m x 2.52m). The rear section has been converted into a home office (measuring 2.67m x 2.3m) with a double glazed window overlooking the garden, a laminate floor and a wall mounted electric heater.

### Rear Garden

The enclosed low maintenance rear garden has an area of resin patio and decking making it an ideal spot for outside entertaining. There is also an area of artificial turf and a lovely view.

### Driveway Parking

There is driveway parking for several vehicles.

### Location

The bungalow sits at the end of a quiet close in a raised position. North View Road is a turning off the A25. Bat and Ball Station is less than a 10 minute walk away. Sevenoaks Hospital is just over 5 minutes away on foot. The Sainsbury's Local Supermarket is also under 10 minutes walk. Aldi Supermarket is a 5 minute drive. The popular Greatness Park is also close by. The property is within walking distance of Knole Academy & Trinity secondary schools.

### EPC & Council Tax

Energy Performance Certificate Band C. Council tax band E, £2867.25 for 2024-25.

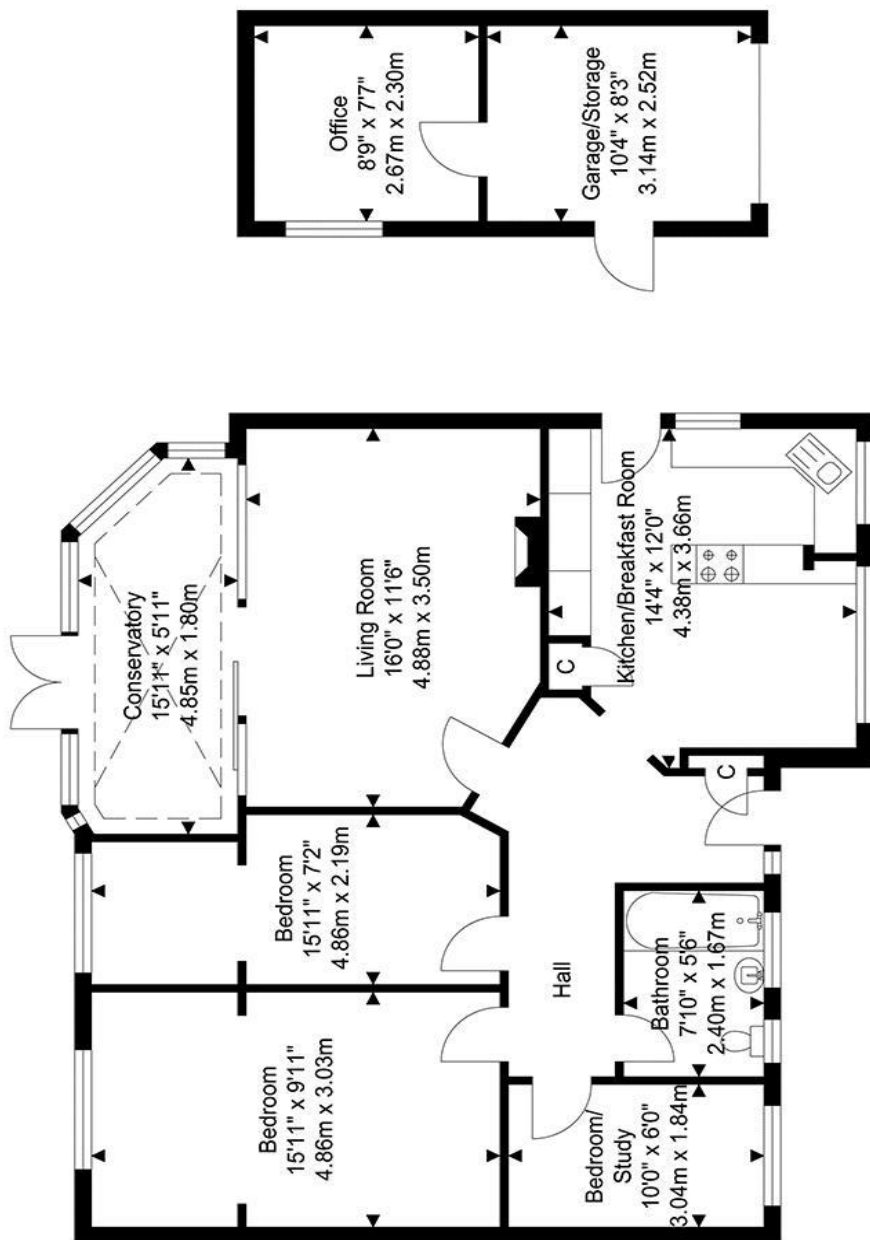








FLOOR PLAN



Ground Floor  
Approximate Floor Area  
933.66 SQ.FT.  
(86.74 SQ.M.)

Outbuilding  
Approximate Floor Area  
160.27 SQ.FT.  
(14.89 SQ.M.)



TOTAL APPROX FLOOR AREA 1093.93 SQ. FT / 101.63 SQ. M  
For Identification Purposes Only.

## IMPORTANT NOTICE

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# Bardens

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