



JONATHAN HALL

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Madison Way, Sevenoaks, Kent, TN13 3EF

Price Range: £575,000 to £625,000

jonathanhall.exp.uk.com



Accommodation

Ground floor: entrance hall with stairs to first floor; sitting room with stone fireplace, kitchen/dinning room with wall and base cupboards and drawers, worktops, sink with mixer tap, built-in oven, four-ring gas hob with extractor hood above, and spaces for fridge/freezer and washing machine; conservatory with access to the rear garden.

First floor: landing; bedroom one with fitted wardrobe; bedroom two, bedroom three with built-in cupboard, and bathroom with WC, bath with shower above and washbasin.

Outside

Front garden which is laid to lawn and a long driveway providing parking for three cars leading to the entrance door, a side gate to the rear garden and to the garage with access to a store room to the rear with access to the rear garden. The delightful southerly-westerly facing rear garden is mainly laid to lawn with borders stocked with flowering plants and shrubs and mature hedging, and a patio adjacent to the rear of the property.

A three bedroom semi-detached house with huge potential to extend (with planning permission granted for a double-storey side extension and single-storey rear extension), a delightful south-westerly facing rear garden, front garden, long driveway and garage.

Located in a cul-de-sac in the popular Bradbourne Lakes area of the highly sought-after historic town of Sevenoaks, with its comprehensive range of shopping, leisure and educational facilities, and only 0.6 miles from the railway station with fast services to London from only 23 minutes.

Agents Note

The property is freehold and in council tax band E; and it benefits from double glazing, gas central heating and planning permission, granted in January 2024, for a double-storey side extension and a single-storey ground floor extension.

Summary

- Semi-Detached House
- Delightful South-Westerly Facing Rear Garden
- Planning Permission for Large Extension
- Located in Cul-de-Sac near Bradbourne Lakes
- Approx 0.6 Mile to Sevenoaks Railway Station
- Sitting Room, Kitchen, Conservatory
- Three Bedrooms & Bathroom
- Front Garden with Long Driveway & Garage
- Double Glazing & Gas Central Heating
- Station with Services to London from 23 Mins





Location

The house is located in a cul-de-sac in the popular Bradbourne Lakes area in the highly sought-after historic market town of Sevenoaks.

There is a comprehensive range of restaurants, coffee shops, pubs and shops, in the town and a good selection of supermarkets including Waitrose, Sainsburys, Tesco, Lidl and Aldi.

There is wide range of leisure facilities including Sevenoaks Leisure Centre, a range of gyms, cricket club, rugby club, football club, hockey club, Knole Golf Club, and Knole House with its Deer Park and Sevenoaks Wildlife Reserve.



There are excellent state and private primary and secondary schools, including two Grammar schools and the renowned Sevenoaks Public School.

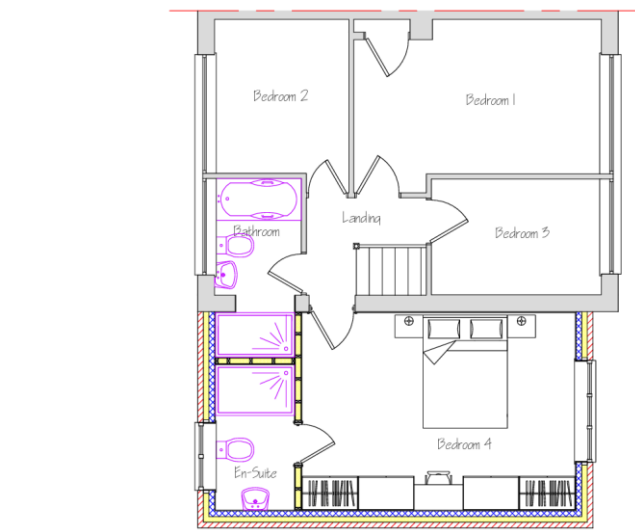
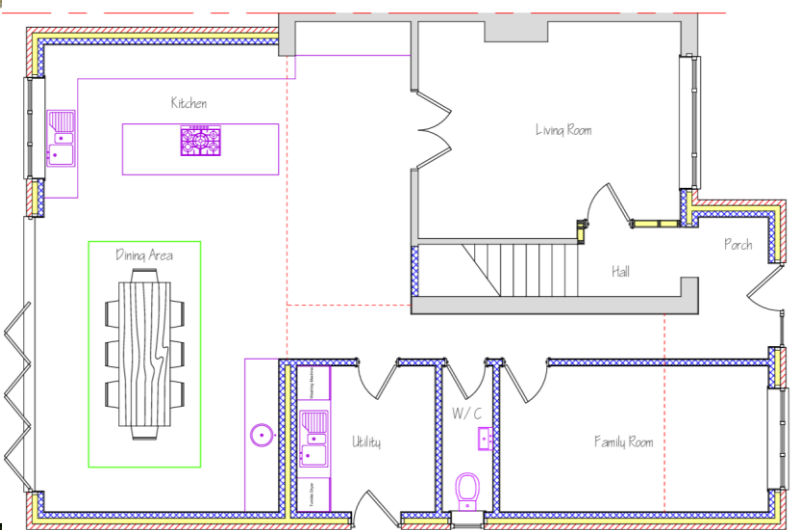
Sevenoaks mainline railway station, with services to London Bridge (from 23 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes), is only approximately 0.6 miles away.

Access to the A21 and M25, leading to the airports and Bluewater Shopping Centre, is approximately 2.5 miles away.



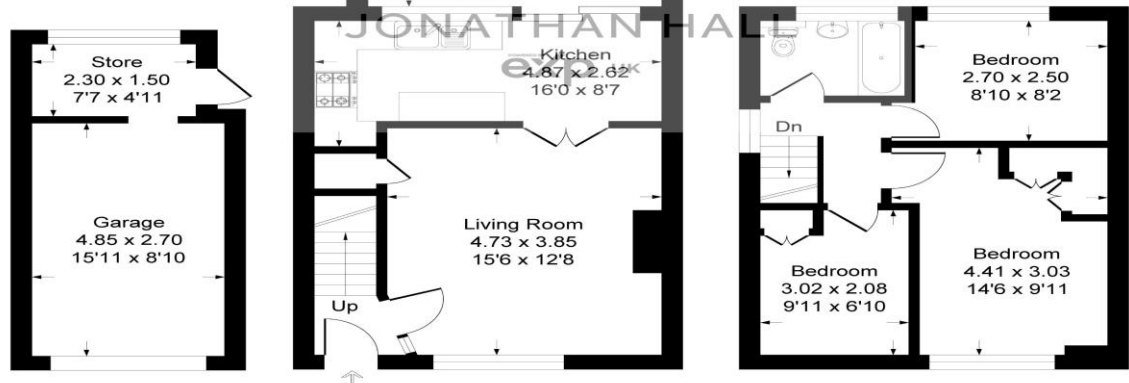
A semi-detached house with a delightful south-westerly facing rear garden, planning permission for a large extension, a long driveway and garage; located in a cul-de-sac in the popular Bradbourne Lakes area of Sevenoaks.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Garage **Ground Floor** **First Floor**
 Approximate Total Internal Area = 99 sq m / 1063 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced By Planpix



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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