



A most attractive four double bedroom period home, boasting a wealth of character features, situated in a highly desirable central Sevenoaks location, within one mile of the mainline station, providing fast and frequent links to London in less than thirty minutes. Also within easy reach are an array of excellent schools, both primary and secondary, including the Weald Girls Grammar and Tunbridge Wells Boys Grammar Schools (0.6 miles). A wide array of all shopping, social and leisure facilities can be found in the town centre just 0.7 miles walk away, including beautiful Knole Park.

The generously proportioned interior provides accommodation over three floors in addition to the storage cellar, and boasts a wealth of period features including bay / sash windows, multiple feature fireplaces, ceiling cornices with picture rails, deep skirting boards and herringbone style wood block flooring. Considered to be very well presented and planned, the property currently comprises a welcoming entrance hall, sitting room, separate dining room, a breakfast room with wood burner stove which shares an open plan social relationship with the kitchen, utility / shower room and conservatory / garden room completing the ground floor. Served off the light and airy first floor landing are three substantial bedrooms and the family bathroom, in addition to which there is a fourth double bedroom with eaves storage to the second floor. Externally the property benefits from a detached garage with driveway as well as delightful garden surrounds to three sides of the property. Your internal viewing comes highly recommended in order to fully appreciate all this comprehensive and charming family home has to offer.

75 Bayham Road

Sevenoaks, Kent, TN13 3XA Freehold



Guide Price £1,250,000

ENTRANCE HALL

Spacious and welcoming, the entrance hall has front entrance door and window to side. High ceiling, picture rail, deep skirting boards, double radiator, attractive wood effect flooring, staircase to first floor landing and door with stairs leading down to the cellar. Period doors providing access to all principal rooms.

SITTING ROOM

Delightful dual aspect reception room boasts a feature bay window to side as well as window to front. High ceiling with cornice and picture rail, deep skirting boards, attractive herringbone style wood block floor, radiator, TV aerial lead, wall lights and ornate period fireplace complete with attractively tiled slips and wood surround / mantle as the focal point for the room.

DINING ROOM

Impressive second reception room is equally well proportioned and features a further bay window to front, double radiator, high ceiling with picture rail, deep skirting boards, fitted carpet, inset fireplace with ornate surround and tiled hearth as the focal point for the room.

BREAKFAST ROOM

Boasting a social open plan relationship with the adjoining kitchen, the third reception room has an attractive herringbone style wood block floor, high ceiling with picture rail and contemporary style tall radiator. Feature inset wood burner stove and hearth with integrated storage cupboards to each chimney breast recess as the focal point for the room. Open plan access at rear through to the kitchen.

KITCHEN

Double glazed French doors providing direct access to the garden with matching double glazed window to rear and Velux roof window for additional light. Partially vaulted ceiling, attractive wood effect vinyl flooring, localised wall tiling, and an extensive series of matching wall and base units complete with contrasting work tops and upstands. Inset stainless steel sink unit and integrated appliances including fridge over freezer, dishwasher and space for range style cooker with overhead extractor. Door leading to rear lobby.

REAR LOBBY

Door to built in storage cupboard, access hatch to roof space, door to garden room / conservatory and further door to utility room.

UTILITY / SHOWER ROOM

Opaque window to side, attractive wood effect vinyl flooring, double radiator, wall mounted Vaillant boiler and localised wall tiling. Set of base units with work top over incorporating sink unit, space and plumbing for washing machine, concealed flush WC and walk in shower cubicle.

GARDEN ROOM / CONSERVATORY

Double glazed on three sides with a vaulted ceiling and low level brick base there are double glazed French doors to the rear and garden as well as a further door to side and tiled flooring.

FIRST FLOOR LANDING

Light and airy, the landing currently doubles as a study

area with window to side, high coved ceiling with picture rail, fitted carpet, access hatch to loft storage area (boarded), and built in double linen cupboard. Staircase ascending to second floor and doors off to all rooms.

BEDROOM ONE

Generous double bedroom has feature sash window to front, radiator, high ceiling with cornice and picture rail, fitted carpet and built in double wardrobe.

BEDROOM TWO

Dual aspect double bedroom with feature sash window to front and side, high ceiling with cornice and picture rail, fitted carpet and charming period fireplace surround as the focal point for the room.

BEDROOM THREE

Double bedroom has feature sash window to rear providing a delightful aspect over the garden and beyond, radiator, high coved ceiling, fitted carpet, built in base units with work top over and inset sink unit. Period feature fire surround as the focal point for the room complete with additional built in storage cupboards to the left hand chimney breast recess.

BATHROOM

Feature sash window to rear, heated towel rail, wood effect vinyl flooring and fully tiled walls with accent tiling. White suite comprising panel bath with central wall mounted shower unit, concealed flush WC and wash basin with integrated storage cupboards beneath.

BEDROOM FOUR

Accessed via stairs from the first floor landing with door at the top directly into attic bedroom four, which is a double bedroom with window to front, fitted carpet, tongue and groove wood panelled wall with sliding door providing access to useful eaves storage area.

CELLAR

Accessed via a door and stairs from the entrance hall, the dry storage cellar runs beneath and is perfect for wine / general storage with both power and light connected.

GARAGE & PARKING

There is a single detached garage with driveway parking for one further vehicle located at the foot of the garden with access via Hartslands Road. The garage has a metal up and over door as well as windows to both rear and side, there is also an access gate to and from the garden.

GARDENS

The delightful gardens are a true feature of the property and envelope the property on three sides. Set within a neatly fenced perimeter the gardens are predominately laid to lawn with a north westerly aspect to the rear and a south westerly aspect to the side, which are large enough to achieve plenty of sunlight throughout the day. There is an extensive paved patio terrace across the width of the rear of the property which provides an ideal area in which to sit out and entertain. with a footpath leading all the way round to the front of the house. There are a number of flower and shrub beds / borders interspersed throughout the garden providing colour and definition.

ADDITIONAL INFORMATION

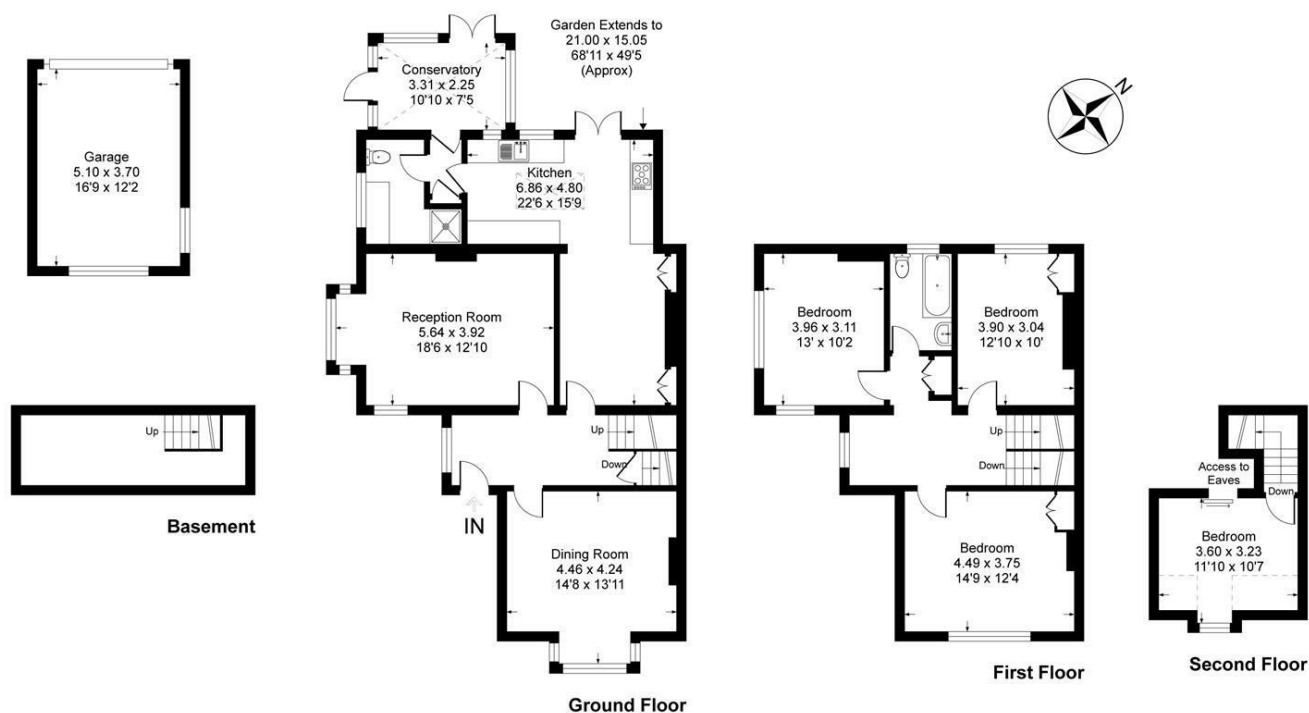
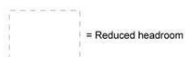
Property is Freehold
Council Tax Band F





Bayham Road, TN13

Approximate Gross Internal Area = 166 sq m / 1786 sq ft
 Approximate Garage Internal Area = 19 sq m / 203 sq ft
 Approximate Outbuilding Internal Area = 11 sq m / 114 sq ft
 Approximate Total Internal Area = 196 sq m / 2103 sq ft
 (excludes restricted head height)



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

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