



A generously proportioned detached home with four bedrooms on a private road within 0.7 miles of shops and Bat & Ball Station. The Summit is set within a good-size plot located at the end of the cul de sac and offers spacious accommodation extending to about 2321 sq ft over two floors. The house is a "blank canvas" ideal for a buyer looking to renovate and personalise to their own tastes. The property comprises living room, dining room, kitchen, utility, study, cloakroom, conservatory and large double bedroom with en suite to ground floor and an additional two double bedrooms, single bedroom spacious landing and family bathroom to the first floor. Externally, the frontage benefits from a long driveway that parks many cars and a beautifully presented and kept front lawn. The large rear garden benefits from views looking over Sevenoaks as well as patio area, shed and greenhouse. Wildernesse Mount is a prestigious private road situated to the northeast of Sevenoaks town centre. The road is conveniently only 0.7 miles to Bat & Ball train station and within close proximity of shops such as the Sainsbury's Local and shops of St. John's Hill. Bat & Ball Station offers Thameslink services to Blackfriars and Sevenoaks station (0.9 miles) offers regular services to London Bridge and Charing Cross, while access to the national motorway network via the M25 at Junction 5. Viewing via the sole selling agent is highly recommended to appreciate this wonderful property and its location.

## 32 Wildernesse Mount

Sevenoaks, Kent, TN13 3QS Freehold



Guide Price £1,200,000

## **First Floor**

### **ENTRANCE PORCH**

Front door with surrounding glass panelling, tiled floor as laid.

### **ENTRANCE HALL**

Inner front door with opaque glazing, carpet as laid, radiator, storage closet, understairs storage cupboard, entrances to all ground floor room and carpeted staircase to first floor.

### **STUDY**

Carpet as laid, double glazed window to front aspect, radiator.

### **KITCHEN**

Vinyl flooring as laid, double glazed window to side aspect, part tiled walls, range of worktops/cupboards/drawers, integrated electric oven & grill, four burner ceramic hob with overhead extractor unit, space for dishwasher as well as additional under counter space, integrated sink and drainer with mixer tap, integrated fridge.

### **UTILITY**

Vinyl floor as laid, wall to side aspect is fully tiled, opaque double glazed external door to side aspect, double glazed window to window to front aspect, radiator, boiler, integrated counter tops with cupboards/drawers underneath.

### **SITTING ROOM**

Wood flooring as laid, partnering double glazed windows to front aspect and additional double glazed window to side aspect, real central fireplace feature.

### **DINING ROOM**

Carpet as laid, radiator, partnering double glazed windows to rear aspect.

### **MASTER BEDROOM**

Carpet as laid, radiator, partner double glazed windows to rear aspect.

### **EN SUITE**

Carpet tiles as laid, opaque double glazed window to rear, part tiled walls, walk in shower unit, wc, bidet.

### **CLOAKROOM**

Vinyl flooring as laid, opaque double glazed window to rear aspect, part tiled walls, wash hand basin, wc.

### **CONSERVATORY**

Tiled floor as laid, radiator, french doors to side aspect and surrounding glazing throughout.

## **First floor**

## **LANDING**

Carpet as laid, double glazed window to rear aspect, storage cupboards, access to all rooms on first floor.

### **BEDROOM**

Carpet as laid, double glazed windows to front and side aspect, two radiators, eves storage cupboard, wash hand basin with under cupboard.

### **BEDROOM**

Carpet as laid, two radiators, double glazed windows to front and side aspect, eves storage cupboard.

### **BEDROOM**

Carpet as laid, double glazed windows to front and side aspect, radiator, eves storage cupboard.

### **BATHROOM**

Floor tiles as laid, opaque double glazed window to side aspect, radiator, part tiled walls, wash hand basin, panelled bath with shower and shower curtain, large eves cupboard.

## **Externally**

### **REAR GARDEN**

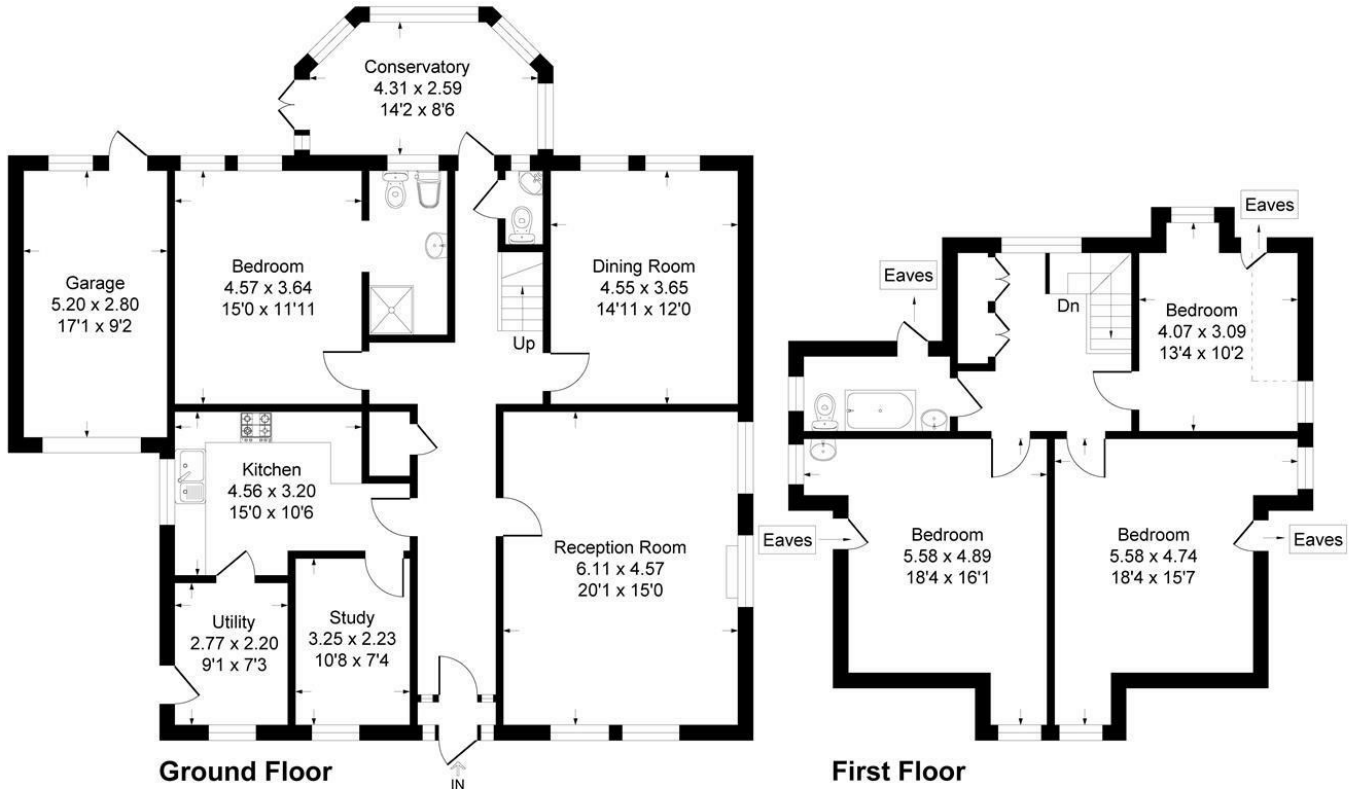
Large rear garden with lawn as laid, pathway and patio seating area, shed and greenhouse, a variety of shrubs and flower beds that also border the garden.





# The Summit, Wilderness Mount, TN13

Approximate Gross Internal Area  
215.6 sq m / 2321 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

[www.kings-estate-agents.co.uk](http://www.kings-estate-agents.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Station Parade, London Road, Sevenoaks, Kent,  
TN13 1DL  
T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

