



****GUIDE PRICE - £900,000 - £930,000****

A four double bedroom detached family home forming part of the highly desirable and sought after Bradbourne Lakes area of Sevenoaks, located within genuine walking distance of the mainline rail station (0.9 miles) with links to London Bridge/Charing Cross in less than thirty minutes. In addition to the doorstep amenities on offer at Riverhead, Station Parade and Tubs Hill Parade, a wide variety of all shopping, social and leisure facilities can be found in Sevenoaks town centre, including beautiful Knole Park. Excellent local schools include the highly prized Riverhead & Amherst Schools (0.6 miles) as well as Sevenoaks Primary (0.9 miles), Walthamstow Hall, Granville School, Trinity Secondary School (2 miles) which shares its site with both the Weald Girls' Grammar and Tunbridge Wells Boys' Grammar School.

The well planned and generously proportioned accommodation currently comprises a welcoming entrance hallway, sitting room with ornate feature fireplace, open plan fitted kitchen/dining room, two ground floor double bedrooms with modern shower room, two first floor bedrooms, en suite in addition to the family bathroom. Externally the property benefits from a delightful private rear garden with patio area, oversized garage and driveway parking to the front. Providing exciting potential for further extension or reconfiguration (subject to obtaining all relevant consents), your internal viewing comes highly recommended in order to fully appreciate all this lovely family home has to offer.

Thirteen Betenson Avenue

Sevenoaks, TN13 3EN Freehold



Offers In Excess Of £900,000

ENTRANCE HALLWAY

Wood laminate flooring as laid, radiator, electric meter, double glazed front door with surrounding opaque windows.

STUDY

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

SITTING ROOM

Wood laminate as laid, radiator, double glazed window to front, central fireplace as a focal point for the room.

BEDROOM

Carpet as laid, radiator, double glazed window to side, range of fitted wardrobes and dressing unit with triple mirror.

BEDROOM

Wood laminate flooring as laid, radiator, double glazed window to rear.

SHOWER ROOM

Suite comprising shower cubicle, toilet and wash hand basin. Tiled floor and walls throughout, towel radiator, opaque double glazed window to side.

KITCHEN/DINING ROOM

Wood laminate flooring as laid, double glazed door with accompanying full height glazed panel in dining area, double glazed door and double glazed window to rear in kitchen area, radiator, localised tiling, range of wall and base units with rolled top work surfaces and 1½ bowl stainless steel sink unit with mixer tap. Integrated appliances include double oven and four burner gas hob with extractor hood over.

FIRST FLOOR LANDING

Doors to both bedrooms and the family bathroom.

BEDROOM

Carpet as laid, radiator, eaves cupboard, double glazed window to front, range of fitted wardrobes, access to loft, access to en suite.

EN-SUITE

Suite comprising shower cubicle, wash hand basin set in vanity unit and wc. Double glazed opaque window to side, tiled walls and floor throughout.

BEDROOM

Carpet as laid, radiator, double glazed window to rear, eaves storage cupboard.

FAMILY BATHROOM

Suite comprising panelled bath with mixer tap and shower attachment, hand wash basin set in vanity unit and wc, towel radiator, double glazed opaque window to side, tiled walls and floor throughout.

REAR GARDEN

Beautiful garden measuring in excess of 100ft and with fenced and hedged perimeter, lawn as laid and patio, surrounding shrubs, walnut tree and detached garage.

PARKING

Driveway for up to five cars, front lawn as laid.

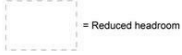
ADDITIONAL INFORMATION

Council Tax - Band F.

Tenure - Freehold.





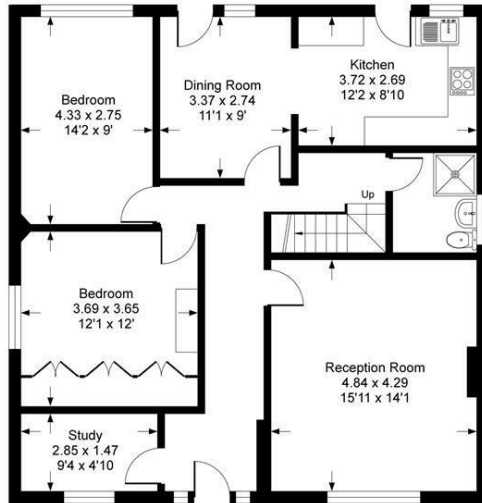
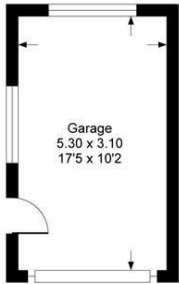


Betenson Avenue, TN13

Approximate Gross Internal Area = 146 sq m / 1576 sq ft
Approximate Garage Internal Area = 16 sq m / 177 sq ft
Approximately Total Internal Area = 162 sq m / 1753 sq ft
(excludes restricted head height)

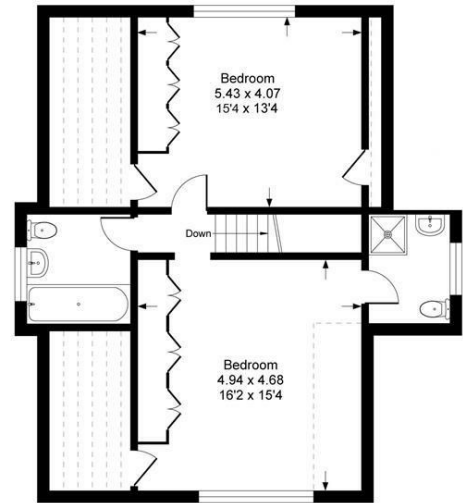


Garden Extends to
32.00 x 13.60
105' x 44.7
(Approx)



Ground Floor

IN



First Floor

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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