



A most attractive bay fronted semi 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 both Station Parade and Tubs Hill Parade, a wide variety of all shopping, social and leisure facilities can be found in the town centre, including beautiful Knole Park. Excellent local schools include the highly prized Riverhead & Amherst Schools (0.7 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.

Much improved by the current owners, the thoughtfully extended and well presented accommodation is generously proportioned throughout comprising a welcoming entrance hall, bay fronted sitting room which shares an open plan relationship with the dining room to the rear, extended contemporary kitchen with neighbouring breakfast room (complete with centre island unit), study / bedroom 4 and ground floor shower room. To the first floor there are three bedrooms and the family bathroom. Additional benefits include driveway parking to the front of the property leading to the half storage garage and a delightful rear garden complete with detached garden studio 'summer house'. Your internal viewing comes highly recommended in order to fully appreciate all this superb family home and its excellent location.

**25 Betenson Avenue**

Sevenoaks, TN13 3EW Freehold



Guide Price £750,000

### **ENTRANCE PORCH**

UPVC double glazed front door, tiled floor as laid, gas meter cupboard.

### **ENTRANCE HALL**

Wooden effect laminate flooring (hydro laminate quick step) , radiator, access to kitchen and sitting room, open tread staircase to first floor landing

### **SITTING ROOM**

Carpet as laid, double glazed bay window to front, radiator, central fireplace as focal point to the room, open to dining room.

### **DINING ROOM**

Open from sitting room, fitted carpet, double glazed French doors and accompanying glass panels to rear garden.

### **GROUND FLOOR SHOWER ROOM**

Tiled floor as laid, wc, walk in shower, wash hand basin with counter top and under cupboard, towel radiator, part tiled walls.

### **STUDY/BEDROOM FOUR**

Wooden effect laminate flooring (hydro laminate quick step) , radiator, double glazed window to rear.

### **KITCHEN**

Amtico flooring throughout, under floor heating, two double glazed windows to rear, French doors to side aspect, integrated cupboards/drawers, butler sink with hot tap and filter, quartz worktops, slimline dishwasher and large fridge plus freezer, four burner gas stove, integrated electric fan oven and microwave oven/grill, cupboard containing combination boiler, modern extractor unit, part tiled walls, breakfast bar with freezer and wine fridge underneath, laminate floor as laid, storage cupboard, access to loft.

### **BEDROOM ONE**

Double glazed bay window to front, wooden effect laminate flooring (hydro laminate quick step) and radiator.

### **BEDROOM TWO**

Laminate floor as laid, radiator, double glazed window to rear.

### **BEDROOM THREE**

Laminate flooring as laid, radiator, double glazed window to front.

### **FAMILY BATHROOM**

Two opaque glazed windows to side, part tiled walls and tiled floor. Suite comprises wc, shower end panelled bath with shower over and glass screen, wash hand basin set into vanity unit.

### **GARAGE**

Metal up and over door, plumbing for white goods, power and light.

### **REAR GARDEN**

Patio and lawn as laid. Summer house with air conditioning, power, internet connection, double glazing and wood effect laminate flooring.

### **FRONT DRIVEWAY**

Driveway parking for three cars and access to garage.

### **ADDITIONAL INFORMATION**

Council Tax - Band E.

Tenure - Freehold.

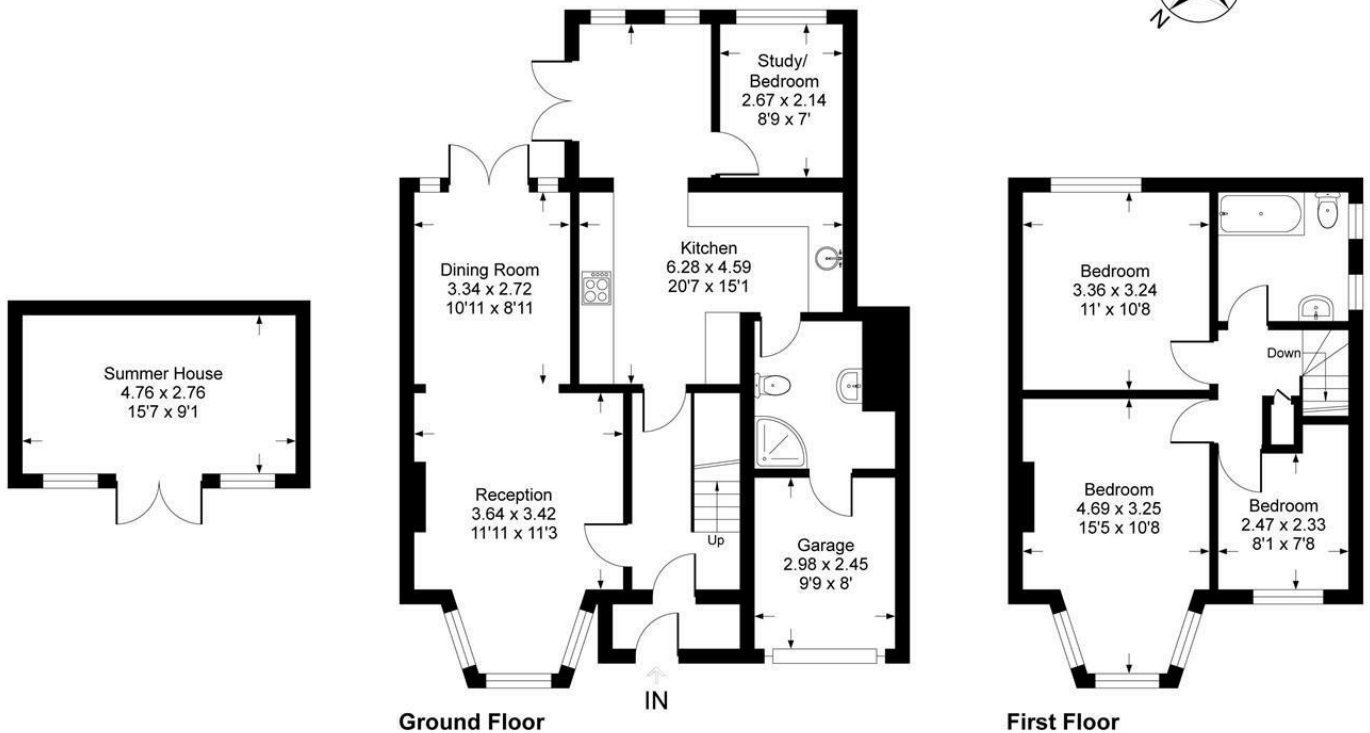




## Betenson Avenue, TN13

Approximate Gross Internal Area = 110 sq m / 1189 sq ft  
 Approximate Garage Internal Area = 7 sq m / 79 sq ft  
 Approximate Outbuilding Internal Area = 13 sq m / 141 sq ft  
 Approximate Total Internal Area = 130 sq m / 1409 sq ft

Garden  
 Approximate  
 18.60 x 8.10  
 61' x 26'7"



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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