



This attractive three double bedroom semi detached family home provides thoughtfully extended accommodation and is situated in a highly desirable and convenient location within genuine walking distance of both the coveted Riverhead and Amherst Schools (0.4 miles), as well as Sevenoaks mainline rail station (1.1 miles) with its fast and frequent links to London Bridge / Charing Cross in less than thirty minutes. In addition to an excellent selection of doorstep amenities, including the Tesco superstore (0.3 miles), a wealth of shopping, social and leisure facilities can be found in the town centre, as can beautiful Knole Park.

Boasting a full width rear extension, the well presented accommodation is generously proportioned throughout comprising a welcoming entrance hall, sitting room with wood burner and built in storage, centrepiece open plan kitchen / dining / family room complete with bi-folding doors that open out to the garden, inner lobby with access to the ground floor WC and utility room. To the first floor there are three double bedrooms and a spacious family bathroom all served via the generous first floor landing. Additional benefits include driveway parking to the front of the property leading to the garage (with inspection pit) and a delightful private rear garden complete with detached summer house. Your internal viewing comes highly recommended in order to fully appreciate all this superb family home has to offer and its superb location.

72 Bullfinch Lane

Sevenoaks, Kent, TN13 2EB Freehold

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Offers In Excess Of £700,000

ENTRANCE HALL

Spacious and welcoming entrance hall with double glazed front entrance door, radiator, coved ceiling with inset downlighting, door to useful hall storage closet (for coats / shoes), fitted carpet, stairs to first floor landing and part glazed doors providing access to the sitting room and kitchen / dining / family room.

SITTING ROOM

Double glazed leaded light window to front, radiator, coved ceiling, fitted carpet, chimney breast with inset wood burner stove and limestone surround as the focal point for the room. Bespoke built in low level storage cupboards with display shelving over to each chimney breast recess. Part glazed double doors leading into the kitchen / dining / family room.

KITCHEN / DINING / FAMILY ROOM

Superb open plan kitchen with reception area is generously proportioned with six piece bi-folding doors to the rear, which when fully open creates a wonderful relationship between the property and its garden. Twin velux style roof windows attract extra light, two radiators, inset downlighting and feature exposed wooden floorboards. In addition to the substantial open plan reception area, the excellent kitchen area comprises an extensive series of matching wall and base units set with butchers block style work surfaces and matching upstands. Inset sink unit with drainer and integrated appliances comprising dishwasher, oven with microwave over, four ring gas hob and overhead extractor as well as space for tall fridge freezer. Part glazed door leads to utility room.

INNER LOBBY

Spacious storage area with laminate wood flooring and door to utility room.

UTILITY ROOM

Wood effect vinyl flooring, series of wall mounted units for storage, work surface top with space and plumbing beneath for washing machine and tumble dryer. Lever latch door to WC and courtesy door to garage.

GROUND FLOOR WC

Window to rear, continuation of wood effect vinyl flooring, close coupled WC and wall mounted wash basin with mosaic tiled splashback.

FIRST FLOOR LANDING

Light and spacious first floor landing has double glazed leaded light window to side, coved ceiling with inset downlighting and access hatch to loft (part boarded with power, light and pull down loft ladder), fitted carpet and doors to all rooms.

BEDROOM ONE

Double bedroom has double glazed leaded light

window to front, radiator, coved ceiling with inset downlighting, fitted carpet and an extensive series of built in wardrobe fittings across one entire wall.

BEDROOM TWO

Double bedroom has double glazed window to rear with delightful aspect over the garden, radiator, coved ceiling, fitted carpet and a series of built in wardrobe fittings across one entire wall.

BEDROOM THREE

Double bedroom has double glazed leaded light window to front, radiator, coved ceiling with inset downlighting and fitted carpet.

BATHROOM

Generously proportioned family bathroom has opaque double glazed window to rear, coved ceiling, heated towel rail, laminate wood flooring, fully tiled walls and white suite comprising shower end bathtub, close coupled WC and pedestal wash basin.

GARAGE & PARKING

Attractive brick paved driveway provides secure parking for two / three cars and provides access to the attached garage. The garage has a metal up and over door to front, side window, inspection pit, power / light connected and courtesy door to the utility room.

GARDEN

The garden is a true feature of the property and is mainly laid to lawn set within a neatly fenced perimeter. To the borders there are an array of mature trees and shrubs providing definition, while behind and to the side of the property there is a paved sun terrace, which is ideal for sitting out and entertaining. At the foot of the garden is a timber summerhouse.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band is E



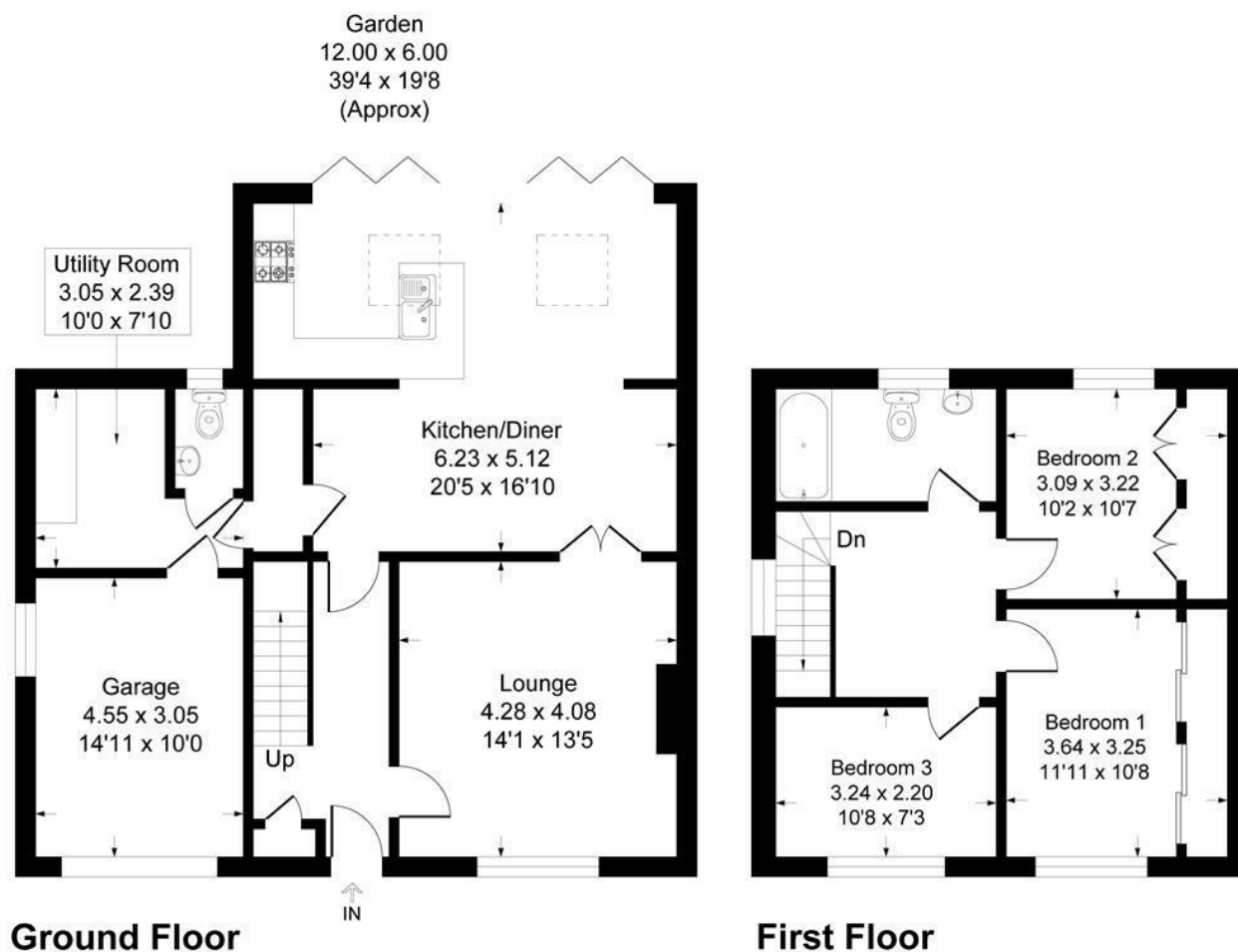


Bullfinch Lane, TN13

Approximate Gross Internal Area = 113.9 sq m / 1227 ft

Garage = 12.5 sq m / 135 sq ft

Total = 126.4 sq m / 1362 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

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