



A most attractive and substantial five bedroom detached family home, forming part of the prestigious Montreal Park Estate of Sevenoaks. Enjoying an enviable location on the outer circle of Marlborough Crescent, the property is within easy reach of Sevenoaks mainline rail station (0.7 miles) with its fast and frequent links to London in less than thirty minutes, in addition to which a host of excellent schools are located close by, including the coveted Riverhead and Amherst Schools (0.7 miles) and the New Beacon School (1.4 miles). As well as the many nearby amenities at Station and Tubs Hill Parades, a wide array of all shopping, social and leisure facilities can be found in the High Street (1.2 miles) including access to beautiful Knole Park.

The thoughtfully extended and generously proportioned accommodation extends to almost 3,000 sqft in total and comprises an impressive double entrance hallway leading to: spacious sitting room, dining room, family room, dedicated home office, WC and full depth kitchen / breakfast room. To the first floor there is a comprehensive master bedroom suite (inclusive of dressing area and en-suite bathroom), as well as a guest bedroom suite (with en-suite bathroom) and three further bedrooms supported by the family bathroom and separate WC. Externally the property benefits from driveway parking to the front for several vehicles and a sizeable private landscaped garden to the rear. Your internal viewing comes highly recommended in order to fully appreciate this most comprehensive family home as well as its supremely convenient and desirable location.

## 29 Marlborough Crescent

Sevenoaks, Kent, TN13 2HH Freehold



Guide Price £1,695,000

### **ENTRANCE HALL**

Spacious and welcoming, the double entrance hall sets a lovely tone for the property. Front entrance door with matching opaque double glazed leaded light windows to front, as well as further double glazed leaded light windows to front, two radiators, attractive Amtico flooring, coved ceiling, staircase ascending to first floor with understairs storage cupboard, further comprehensive series of built in storage cupboards and doors off to all rooms.

### **GROUND FLOOR WC**

Opaque double glazed window to side, radiator, wall mounted boiler, attractive Amtico flooring, suite comprising close coupled WC and wall mounted wash basin with tiled splashback.

### **SITTING ROOM**

Substantial reception room is accessed via double multi-pane doors from the entrance hall, boasting a dual aspect with double glazed windows to rear and side. Double glazed French doors to rear provide direct garden access, four radiators, coved ceiling, attractive Amtico flooring and wood burner stove with ornate fireplace surround and hearth as the focal point for the room.

### **DINING ROOM**

Double glazed windows to rear either side of matching French doors providing direct access to the garden, radiator, coved ceiling, fitted carpet and door providing access to the kitchen / breakfast room.

### **FAMILY ROOM**

Double glazed leaded light window to front, radiator, coved ceiling, fitted carpet and points for TV / FM.

### **KITCHEN / BREAKFAST ROOM**

Spacious kitchen / breakfast room runs the depth of the property and is dual aspect with double glazed windows front and rear, radiator, inset downlighting and wood effect vinyl flooring. The kitchen comprises an extensive series of matching wall and base units set with work surface tops incorporating a one and a half bowl stainless steel sink unit. Integrated double oven with five ring gas hob and overhead extractor, water softener, plumbing for dishwasher and space for tall fridge freezer. Utility area has matching base storage unit and work top with inset stainless steel sink, space and plumbing beneath for washing machine and tumble dryer. Side door leading to exterior.

### **STUDY**

Opaque double glazed window to side, radiator, coved ceiling, fitted carpet and points for telephone and TV.

### **FIRST FLOOR LANDING**

Two double glazed leaded light windows to front, radiator, coved ceiling with access hatch to loft, fitted carpet and double airing cupboard housing hot water cylinder with additional linen storage.

### **MASTER BEDROOM SUITE**

Generous double bedroom has double glazed window to rear providing delightful garden aspect, radiator, fitted carpet, points for telephone and TV. The bedroom is accessed via the walk-through dressing area with inset downlighting, coved ceiling, space for a series of wardrobes and door also to the ensuite bathroom.

### **EN-SUITE BATHROOM**

Well appointed ensuite has opaque double glazed window to side, two heated towel rails, shaver point, coved ceiling with inset downlighting, tiled floor and fully tiled walls to

complement. Comprehensive suite comprises panel bath, separate full size step in shower cubicle, twin wash basins set in marbled surround with storage cupboards beneath and concealed flush WC with further integrated storage.

### **BEDROOM TWO**

Spacious double bedroom has double glazed window to rear with delightful garden aspect, radiator, coved ceiling, TV point, fitted carpet and door through to ensuite bathroom.

### **EN-SUITE BATHROOM**

Opaque double glazed window to side, radiator, heated towel rail, coved ceiling with inset downlighting, shaver point, tiled floor and fully tiled walls. White suite comprises panel bath with wall mounted shower unit and screen, concealed flush WC and wash basin set in vanity surround with integrated storage.

### **BEDROOM THREE**

Double bedroom has double glazed window to rear with delightful garden aspect, radiator, coved ceiling, fitted carpet and TV point.

### **BEDROOM FOUR**

Double bedroom has double glazed window to front, radiator, coved ceiling, fitted carpet and TV point.

### **BEDROOM FIVE**

Single bedroom has double glazed window to front, radiator, fitted carpet, coved ceiling and built in storage / display unit.

### **FAMILY BATHROOM**

Opaque double glazed leaded light window to front, radiator, heated towel rail, coved ceiling, tiled floor and fully tiled walls to complement. White suite comprising shower end bath with wall mounted shower unit and curved screen, wash basin set in vanity surround with integrated storage cupboards and drawers.

### **SEPARATE WC**

Opaque double glazed leaded light window to side, radiator, coved ceiling, tiled floor and fully tiled walls. Concealed flush WC and wall mounted wash basin.

### **PARKING**

Attractive block paved driveway to front provides secure parking for multiple cars.

### **GARDEN**

The delightful rear garden is a genuine feature of the home, being of generous size and boasting a sunny aspect. There is an extensive paved sun terrace stretching the width of the rear of the property providing an ideal space in which to sit out and entertain. The remaining garden is predominantly laid to lawn and beautifully landscaped with mature trees, flower and shrub beds interspersed throughout. To the top of the garden there is a log cabin style summerhouse, while to the foot of the garden there is a timber storage shed as well as a vegetable and herb garden.

### **ADDITIONAL INFORMATION**

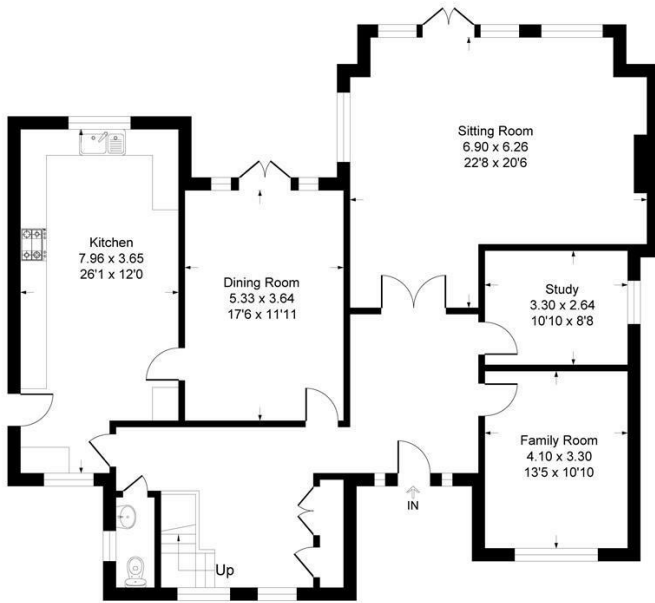
Solar panels to the roof  
Property is Freehold  
Council Tax Band G



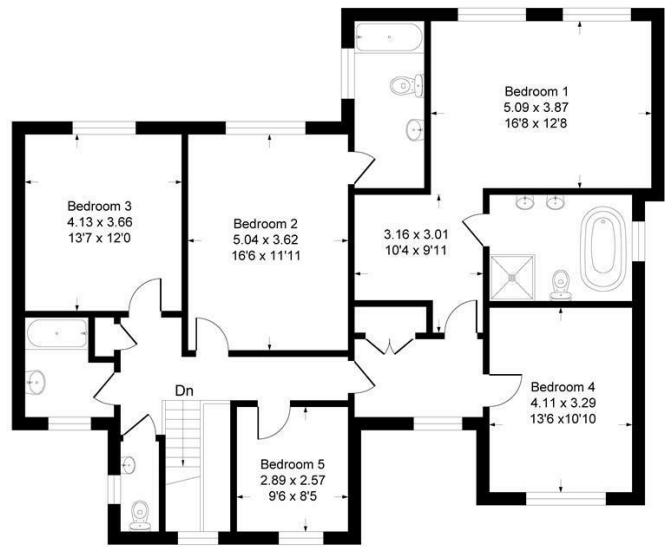


# Marlborough Crescent, TN13

Approximate Gross Internal Area  
270.7 sq m / 2,914 sq ft



Ground Floor



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.  
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