



Forming part of an exclusive cul-de-sac of similar detached homes and offered with NO ONWARD CHAIN is this thoughtfully extended three / four double bedroom family home that offers genuine value for money. It is perfectly situated for some of the very best secondary schools in the area with Trinity School, Weald Girls Grammar and Tunbridge Wells Boys Grammar just 0.2 miles walk away. Also within easy reach are the wide array of shopping, social and leisure facilities available in Sevenoaks High Street, including beautiful Knole Park. For commuters, Sevenoaks mainline station boasts fast and frequent links to London Bridge / Charing Cross possible in less than thirty minutes.

Thoughtfully extended, the flexible and generously proportioned accommodation comprises a welcoming entrance hallway, sitting room, separate dining room, family room / bedroom four and kitchen / breakfast room with utility room off. To the first floor there are three spacious bedrooms, the modernised family bathroom and a separate WC. Externally the property benefits from a detached garage with lengthy driveway approach, as well as a generously sized private rear garden. With future potential for further extension (subject to obtaining all relevant consents) and available with NO ONWARD CHAIN, your early inspection is thoroughly recommended in order to fully appreciate all this superb family home has to offer.

18 Filmer Lane

Sevenoaks, Kent, TN14 5AG Freehold



£825,000

GROUND FLOOR

ENTRANCE PORCH

Side entrance door, double glazed window to front, carpet as laid, double doors to useful built in cloaks cupboard, access to entrance hallway.

ENTRANCE HALL

Radiator, carpet as laid, staircase to first floor and doors providing access to sitting room, family room and kitchen / breakfast room.

SITTING ROOM

Dual aspect reception room boasts double glazed windows to front and side, radiator, carpet as laid, central fireplace display as the focal point for the room, door providing access to the dining room.

DINING ROOM

Double glazed sliding patio doors to rear and garden, radiator, carpet as laid and door providing access to the kitchen / breakfast room.

FAMILY ROOM / BEDROOM FOUR

Double glazed window to front, radiator, carpet as laid, return door to entrance hall and door providing access to ground floor shower room.

KITCHEN / BREAKFAST ROOM

Double glazed window to rear providing delightful garden aspect, radiator, tiled floor and part tiled walls, series of matching wall and base units set with roll top work surfaces incorporating sink unit and drainer. Integrated electric oven with four burner hob with overhead extractor unit, space and plumbing for further utilities, return door to entrance hall and door providing access to the utility room.

UTILITY ROOM

Double glazed window to rear with delightful garden aspect, accompanying door to rear garden, tiled floor and part tiled walls, radiator, series of matching wall and base units set with roll top work surfaces, space and plumbing for washing machine. Door providing access to ground floor shower room.

GROUND FLOOR SHOWER ROOM

Opaque double glazed window to side, carpet as laid, towel radiator, white suite comprising full size step in shower cubicle, wash hand basin integrated into vanity unit and concealed flush WC. Connecting door to family room / bedroom four

FIRST FLOOR

LANDING

Carpet as laid, double glazing to side aspect, airing cupboard, access to all first floor rooms.

MASTER BEDROOM

Carpet as laid, double glazing to front aspect, radiator, integrated wardrobes.

BEDROOM TWO

Carpet as laid, radiator, double glazing to rear aspect, integrated wardrobes.

BEDROOM THREE

Carpet as laid, double glazing to front aspect, radiator, integrated wardrobes.

BATHROOM

Carpet as laid, opaque double glazing to side aspect, panelled bath with shower and screen, towel radiator.

SEPARATE WC

Carpet as laid, wc, radiator, opaque double glazing to side aspect.

GARAGE & PARKING

There is a detached single garage recessed adjacent to the property on the left hand side which has a metal up and over door to front as well as windows to side. The garage is approached via a lengthy driveway running down the left side of the plot providing parking for three further cars.

GARDENS

The property boasts a delightful rear garden which is a genuine feature of the home. Set within a neatly fenced perimeter, the generous garden boasts a sunny open aspect on two sides and comprises a large paved patio terrace with side access points and is an ideal area for sitting out and entertaining, while the predominance of the garden is mainly laid to lawn over two tiers. To the front the gardens sweep across the frontage and wrap around the right hand side of the property.

ADDITIONAL INFORMATION

The property is Freehold
Council Tax Band F



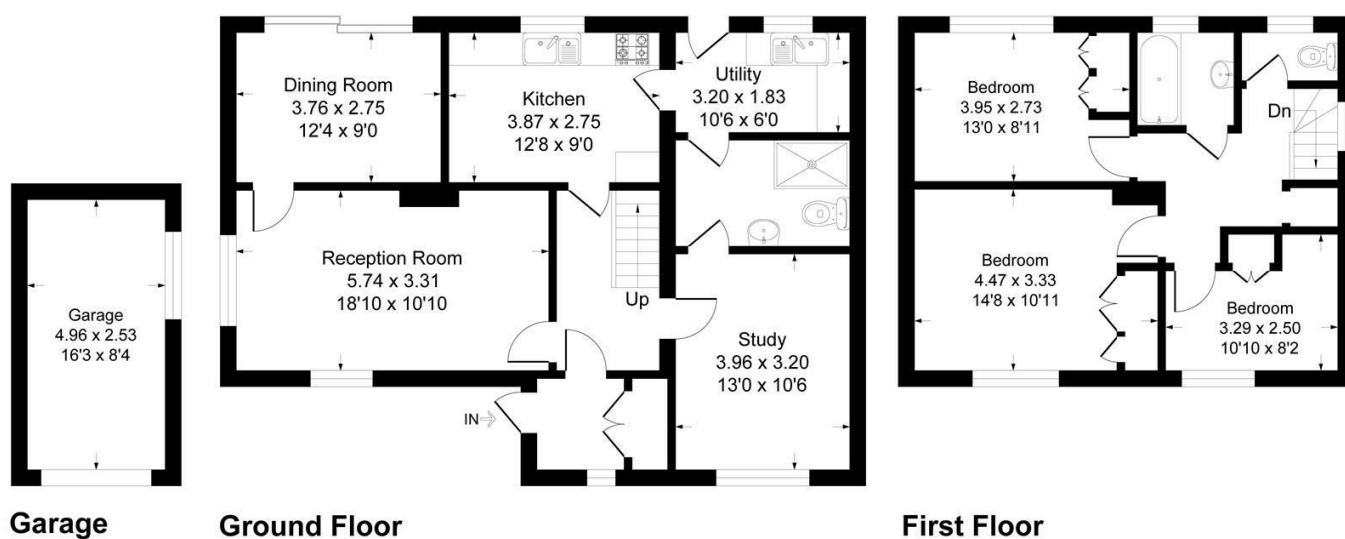


Filmer Lane, TN14

Approximate Gross Internal Area 128.8 sq m / 1387 sq ft

Garage = 12.5 sq m / 135 sq ft

Total = 141.3 sq m / 1522 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.
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