



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.

The thoughtfully extended accommodation is well proportioned throughout, comprising a welcoming entrance hall, bay fronted sitting room which provides access to the open plan kitchen/dining room, while the family room provides direct access to the rear garden. 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 side access that takes you to the delightful rear garden. Your internal viewing comes highly recommended in order to fully appreciate all this superb family home and its excellent location offers.

## 21 Betenson Avenue

Sevenoaks, Kent, TN13 3EW Freehold

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Price £650,000

## **GROUND FLOOR**

### **ENTRANCE HALL**

Carpet as laid, external UPVC front door, double glazed window to side aspect, radiator, access to kitchen.

### **SITTING ROOM**

Carpet as laid, bay frontage with double glazed window, radiator, central live fireplace, timber french doors to dining room & kitchen area.

### **FAMILY ROOM**

A rear extension to the original property and currently used for dining, the family room has double glazed French doors to rear providing direct access to the garden, radiator and fitted carpet.

### **KITCHEN / DINING ROOM**

Full width kitchen / dining room shares a social open plan relationship with the family room to the rear. The kitchen area has a double glazed side door leading to outside as well as an accompanying double glazed window to rear with aspect over the garden. There are a series of matching wall and base units with butchers block style worktops over and an inset one and a half bowl sink unit, integrated oven with gas hob and overhead extractor with space / plumbing for further utilities. A breakfast bar lip separates the kitchen area from the open dining area.

## **FIRST FLOOR**

### **LANDING**

Carpet as laid, double glazing to side aspect, radiator, access to loft which we are advised is part boarded and insulated.

### **BEDROOM ONE**

Carpet as laid, bay frontage with double glazing to front aspect, radiator, integrated wardrobes to each chimney breast recess.

### **BEDROOM TWO**

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

### **BEDROOM THREE**

Carpet as laid, double glazing to front aspect, radiator, storage cupboard.

### **BATHROOM**

Tiled floor as laid, opaque double glazing to side aspect, panelled bath with shower & screen, wash hand basin with surrounding vanity unit, wc.

### **PARKING**

Attractively paved driveway to the front of the property for two cars.

## **GARDEN**

The rear garden is a genuine feature of the property and is set within a neatly fenced perimeter comprising an extensive full width patio terrace with side return and access gate to front. The predominance of the garden is laid to lawn with flower and shrub borders as well as a timber storage shed to the foot of the garden.

## **ADDITIONAL INFORMATION**

Property is Freehold  
Council Tax Band E



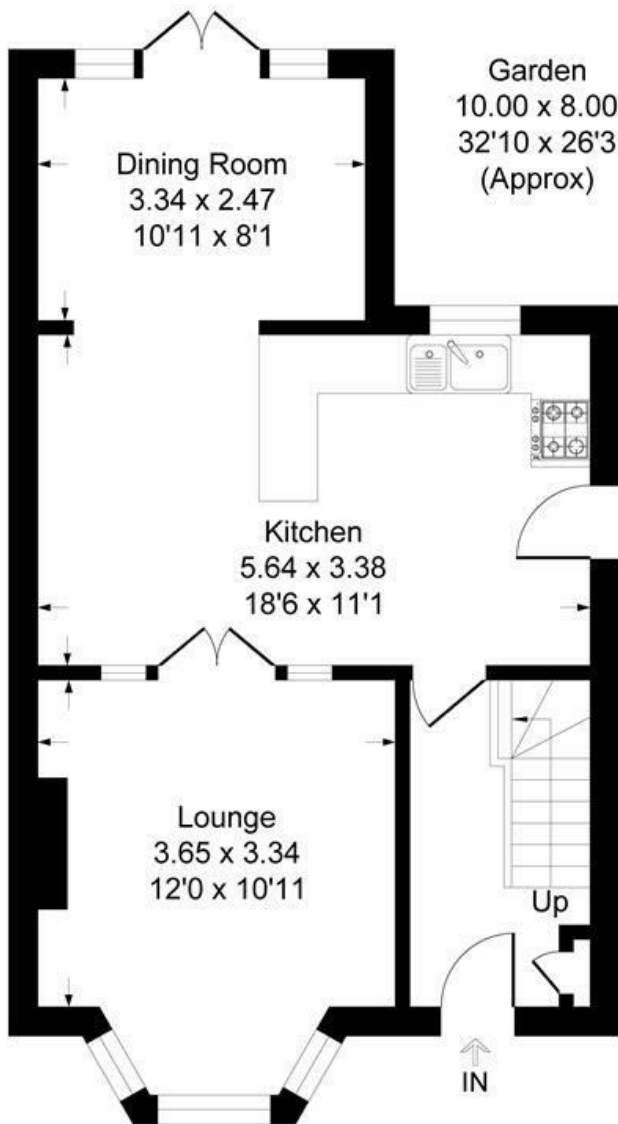




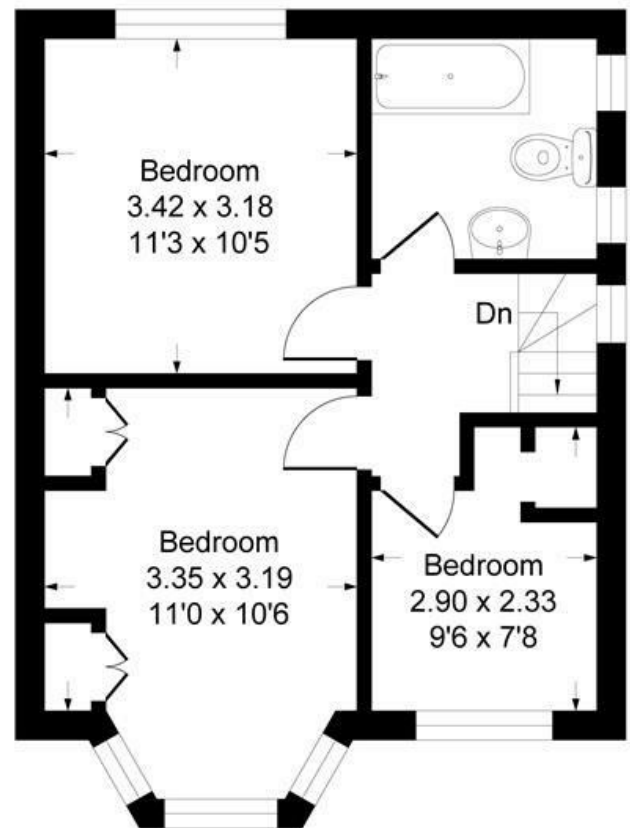


# Betenson Avenue, TN13

Approximate Gross Internal Area 89.5 sq m / 964 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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