



A bay fronted three bedroom semi detached family home, forming part of the highly desirable and convenient Bradbourne Lakes area of Sevenoaks, set within genuine walking distance of both the excellent Riverhead & Amherst Schools (0.7 miles) as well as Sevenoaks mainline rail station (0.9 miles) providing fast and frequent links to London in less than thirty minutes. In addition to the doorstep amenities of Station parade and Tubs hill parade, there are a wide array of all the shopping and social facilities available in the town centre, including beautiful Knole Park.

The well planned and presented accommodation is considered to be generously proportioned and currently comprises a welcoming entrance hall, bay fronted dining room, which shares a social open plan relationship with the adjoining sitting room that boasts direct access to the rear garden, modern kitchen with utility area off, complete with store rooms and a ground floor wc. To the first floor there are three double bedrooms and the family bathroom. Externally the property benefits from a delightful rear garden of approximately 50ft in length which boasts a sunny south-westerly aspect. Available with no onward chain, your early internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

26 Betenson Avenue

Sevenoaks, Kent, TN13 3EN Freehold



Guide Price £600,000

ENTRANCE HALL

Double glazed front entrance door with ornate glazed inserts, double radiator, laminate wood flooring, telephone point, stairs rising to first floor landing with ½ door to under stairs storage cupboard, further door to tall storage cupboard and doors off:

SITTING ROOM

14'6" x 12'4"

Double glazed French doors provide direct access to the rear garden, double radiator, picture rail, laminate wood flooring, TV aerial lead and feature gas fired solid fuel style burner inset to an exposed brick surround with matching hearth as the focal point for the room. The sitting room shares a social open plan arrangement with the neighbouring dining room.

DINING ROOM

11'2" x 11'2"

Feature double glazed bay window to front, double radiator, picture rail, continuation of laminate wood flooring and return door to the entrance hall.

KITCHEN

14'6" x 7'10"

Dual aspect kitchen has a double glazed window to rear with a delightful garden aspect as well as an opaque double glazed window to the side, accompanied by a double glazed side door leading to the utility area. Radiator, ceramic tiled floor and localised wall tiling to compliment units. Modern fitted kitchen comprises a matching series of wall and base units set with roll top work surfaces incorporating stainless steel sink unit and drainer. Integrated appliances include oven with four ring gas hob and over head extractor, as well as dishwasher, space for under counter fridge and washing machine.

UTILITY AREA

Covered side passage way with access doors to both front and rear gardens. Series of outbuildings include ground floor cloakroom with high flush WC and tiled floor, workshop and storage room.

FIRST FLOOR LANDING

Light and airy landing is dual aspect with double glazed window to front and further double glazed window to side as staircase returns, radiator, access hatch to loft, door to linen storage closet and doors off:

BEDROOM ONE

11'10" x 11'3"

Double bedroom has double glazed window to rear with garden aspect, radiator, fitted carpet and two built in double wardrobes (one to each chimney breast recess).

BEDROOM TWO

12'5" x 9'0"

Double bedroom has double glazed window to front, radiator and fitted carpet.

BEDROOM THREE

10'2" x 8'8"

Double bedroom has double glazed window to rear with garden aspect, radiator, fitted carpet and door to airing cupboard housing hot water cylinder.

BATHROOM

7'0" x 6'0"

Opaque double glazed window to side, heated chrome towel rail, localised wall tiling, white suite comprising wood panelled bath with over head shower attachment, close coupled WC, pedestal wash basin.

GARDEN

Approximately 50ft in length, the garden enjoys a sunny south-westerly aspect and is mainly laid to lawn set within a fenced perimeter with an area of coppice to the rear perimeter providing a private rear aspect. There are flower and shrub borders as well as a paved patio area.

PARKING

On street parking to the front of the property

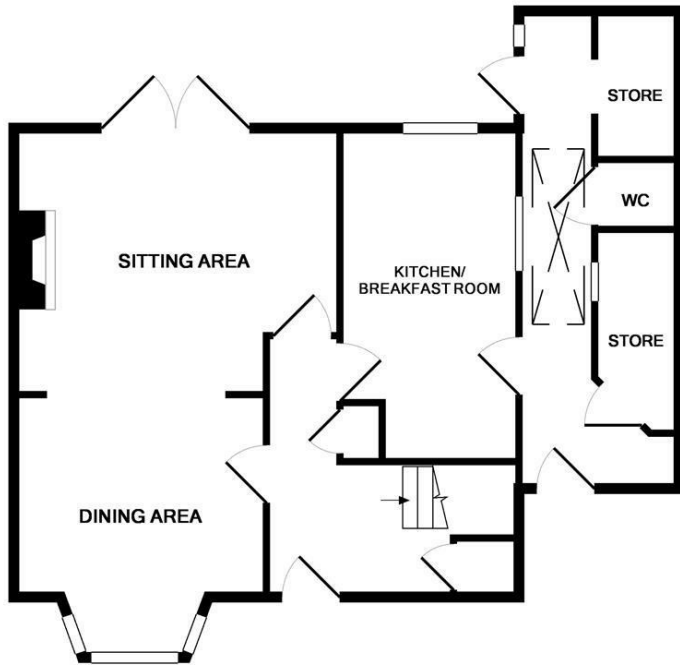
ADDITIONAL INFORMATION

Tenure - Freehold

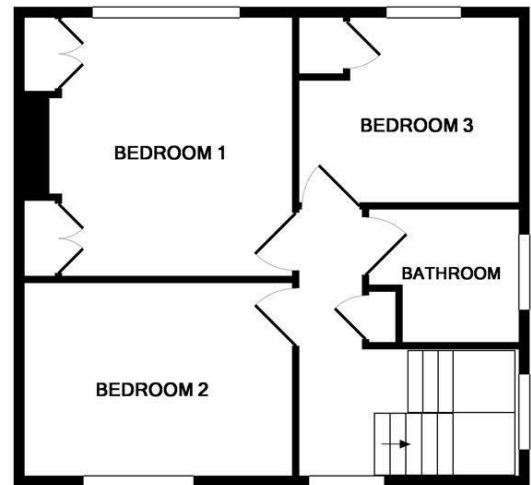
Council Tax Band - D







GROUND FLOOR
APPROX. FLOOR
AREA 652 SQ.FT.
(60.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1127 SQ.FT. (104.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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