



Lavender Cottage, 15 Buckhurst Avenue, Sevenoaks, Kent TN13 1LZ
Offers in excess of: £645,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Character End of Terrace House
- *Central Sevenoaks Location
- *Close to Town Centre & Main Line Station
- *Restored to a High Specification
- *Two Double Bedrooms
- *Positioned at the End of a No Through Lane
- *Sitting Room
- *Dining Room
- *Cellar
- *Modern Refitted Kitchen
- *Ground Floor Shower Room
- *Family Bathroom
- *Landscaped Gardens & Terrace
- *Residents Permit Parking Available

Description

An opportunity to acquire this immaculate end of terrace Edwardian house in a tucked away location off a small no through lane within easy reach of Sevenoaks town centre, station and Knole Park. The current vendors have lovingly and sympathetically restored this delightful cottage combining character features with modern conveniences.

Accommodation

- A modern composite front door leads through to the small entrance hallway having stairs rising to the first floor and doors on either side leading to the front sitting room and dining room.
- Attractive sitting room with central fireplace and pretty feature wallpaper, bookcases and cupboard to recesses and meter cupboard, light oak laminate flooring and attractive double glazed sash window to front
- Dining room also with fireplace and continuation of the oak laminate would affect flooring, two sash windows to side and feature painted wood panelling to walls. Door and staircase leading down to the cellar.
- Ground floor shower room, utility area, smart character tiled flooring, corner shower enclosure with glazed screen and close coupled toilet, round basin and metro tiled splashback. Space for washing machine and LED lighting. A small lobby with window to side leads through to:-
- Smart modern Ikea fitted kitchen/breakfast room with a range of wall mounted cabinets and base units of cupboards and drawers, including pan drawers with hidden drawers. Ceramic sink, slimline dishwasher, gas hob, eye level double oven with microwave/combi oven, integrated fridge freezer, cupboard housing wall mounted Baxi boiler. Flooded with light from the roof lantern having attractive feature papered wall and enjoying bi-fold doors opening the space to the rear terrace.
- First floor landing with access to loft space via hatch. Pretty front double bedroom with attractive cast on fireplace, fitted wardrobes and stripped wooden floorboards.
- Main bedroom with aspect to rear also with stripped wooden flooring, attractive cast iron fireplace and fitted bookcase, door leading to:-
- En-suite bathroom with attractive character tiled flooring, vanity sink unit and high level cistern toilet, panel bath with thermostatic shower over and metro tiled splashback, cupboard housing water tank and further small feature cast on fireplace.

- This delightful cottage has been fully landscaped, attractive paving running from the front along the side and across the rear with raised planted borders and flower beds providing a variety of interest and colour. Wooden steps lead from the terrace to the main area of garden with lawn and flower borders, including roses, lavender, clematis & laurel hedging, exterior tap and garden lighting. Further decked seating area and side gate providing access to a pathway leading through to Knole Park which is in walking distance.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows. Permit parking £30 per year per car.
- Council Tax Band: D – Sevenoaks Borough Council
- EPC: C

Situation

Sevenoaks High Street offers a range of shops, cafes, boutiques, restaurants and leisure facilities as well as theatre and cinema. Nearby Hollybush Recreation Ground and Tennis Centre, cricket at The Vine, golf at Wildernesse and Knole as well as Sevenoaks Leisure Centre with its gym and swimming pool. Sevenoaks Station with mainline links to London Bridge, London Charing Cross and London Cannon Street along with the Bat & Ball station offering services to London Blackfriars are both within walking distance. Excellent schools in the area both state and private including Lady Boswells, St John's CEP, St Thomas' RCP, Sevenoaks, and Lady Boswell's CEP Schools. Secondary, Knole Academy, Weald of Kent Grammar annexe and Trinity Schools in Sevenoaks. Private, New Beacon, Sevenoaks, The Granville and Solefields Prep Schools. Walthamstow Hall for Girls. Sevenoaks and Tonbridge Secondary Schools. St Michael's and Russell House Prep Schools in Otford. Radnor House in Sundridge. The M25 motorway at Jct 5 providing links to London, the national motorway network, Gatwick, Heathrow and Stansted airports, the Channel Tunnel and Bluewater Shopping Centre.



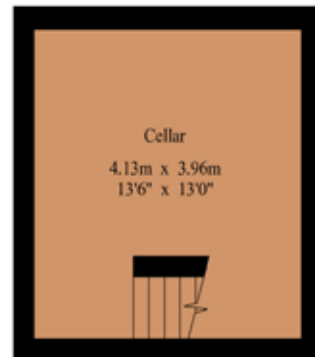
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15 Buckhurst Avenue

Gross Internal Area : 108.7 sq.m (1170 sq.ft.)
(Including Cellar)



Cellar



For Identification Purposes Only.

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Ground Floor



First Floor

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