



Ibbett Mosely

33 Oaklands Close, West Kingsdown,
Sevenoaks, TN15 6EA



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This beautifully refurbished and presented detached bungalow is a one off. It has been updated and modernised by the current owner to provide a comfortable home with nothing to do other than set out your furniture.

The additional planning agreed on the property allows for a large extension to the rear to provide a great open plan kitchen dining space, utility room and the added development of the roof to provide a further two double bedrooms and bathroom. No need to use the planning or you could use the single extension to the rear if two bedrooms are enough.

Solar panels to the South facing garden give a great return on feed in tariff that the vendor will provide details of.

Guide price £550,000 to £575,000

- Refurbished & Modernised Detached Bungalow
- Beautifully Appointed & Decorated Throughout
- Designated Office Accommodation in the Garden
- Stunning Bathroom
- Planning Agreed to Extend to Rear & into Roof Space
- Solar Panels with Feed in Tariff
- South Facing Large Garden
- Detached Garage & Drive for Multiple Parking
- EPC rating A - Council Tax - Sevenoaks band E
- Guide Price £550,000 to £575,000

Positioned in Oaklands Close of West Kingsdown, Sevenoaks, this delightful detached bungalow offers a perfect blend of character and modern living. Boasting two two cosy bedrooms, and a stylish bathroom, this property is ideal for those seeking a comfortable and convenient home.

Built with lateral living this bungalow exudes a timeless appeal while having been meticulously refurbished to the highest standard, ensuring a contemporary feel throughout. The planning permission to extend and add space to the roof presents an exciting opportunity for those looking to further enhance this already impressive property.

One of the standout features of this home is the good sized garden with office space, providing a tranquil setting to work from home surrounded by nature. With parking for up to 6 vehicles, a garage, and a spacious drive, convenience is at the forefront of this property.

Whether you're looking to relax in the beautifully landscaped garden or entertain guests in the inviting reception rooms, this bungalow offers a versatile living

space that caters to all needs. Don't miss out on the chance to make this charming property your own and experience the best of bungalow living in Sevenoaks.

Description

Approached via a large gravel drive for multiple vehicles the property has great kerb appeal and offers the convenience of private parking. A good sized entrance porch with seating allows you to take off coats and shoes before entry into this fabulous home.

The main reception room has a stunning floor with veneer hard wood finish, a double aspect room with lots of light flooding in through the bow window to the front giving room for relaxing and dining. The built in tv wall and storage sets off the modern finish.

To the rear of the house is a great refitted stylish kitchen with window and double French doors to the South facing garden. The main bedroom with a bow window to the front is spacious with a continuation of the stunning floor from the lounge diner. The second bedroom is currently set up as a dressing room with a bank of wardrobes to one wall and could fulfill a double bed without these in place. The

current vendor gets more use out of them this way and is set out with a single bed.

The bathroom is one of my favourite rooms, mainly plain white with grey vanity unit it is both simple and elegant offering a large walk in shower, seperate bath, wc and vanity unit sink. Floor to ceiling tiling give it a great finish.

The south facing garden is of a great size and is simple again in design with a gravel social patio directly at the rear of the property leading into a lawn area with raised beds and rockeries. Solar panels feature on the rear of the bungalow, facing South means that the vendor gets a great pay back from a feed in tariff that goes a significant way in paying utility bills.

The detached garage was originally a tandem length and this has been split to now offer a work from home office as well as a garage to the front. A great addition in this new world of working remotely.

Planning

Planning has been agreed for the property to be greatly extended to add space. Two main elements have been agreed and either could be done independently.

To the rear of the bungalow agreement to extend to offer a large open plan kitchen diner opening to the garden and offering a space where the current kitchen sits to become a utility room.

Also agreement has been give to add accommodation into the roof space to offer two further bedrooms making it a four bedroom detached chalet bungalow and offering a bathroom in this space to add to the one downstairs.

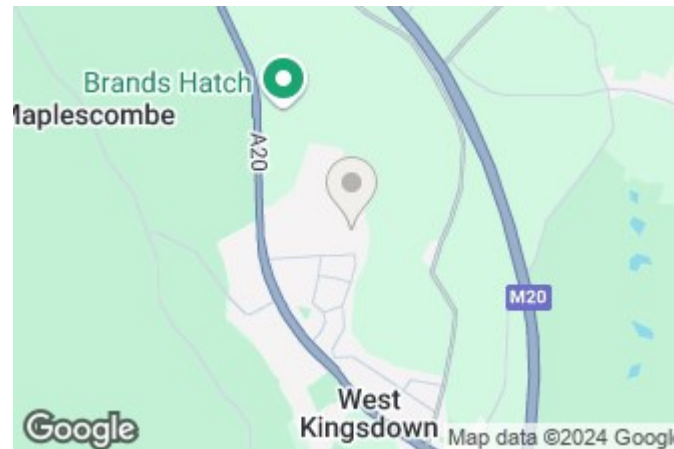
Plans are in the pictures online and can be provided on request.

Location

West Kingsdown is a village in the Sevenoaks district of

Kent. It is located on the A20, around 5 miles (8 km) southeast of Swanley, 5.5 miles (9 km) northeast of the town of Sevenoaks and 22.5 miles (36.2 km) from central London. The village, because of its situation near London, has grown considerably from a relatively small farming community to a popular commuter village. To the southwest of the main village are the rural housing developments of Knatts Valley and East Hill. To the north of the village lies the Brands Hatch motor racing circuit. There are four churches in the village: the parish church of St Edmund King and Martyr; West Kingsdown Baptist Church; the Roman Catholic church of St Bernadette; and Kings Church, an Evangelical church established in 1996.

The closest National Rail stations to the village are Eynsford and Kemsing, each located 4.6 miles away and Borough green a little further to the south. There are excellent roadlinks via the A20 to the M26/M25 and M20 connecting to London, the coast and Ebbsfleet International.

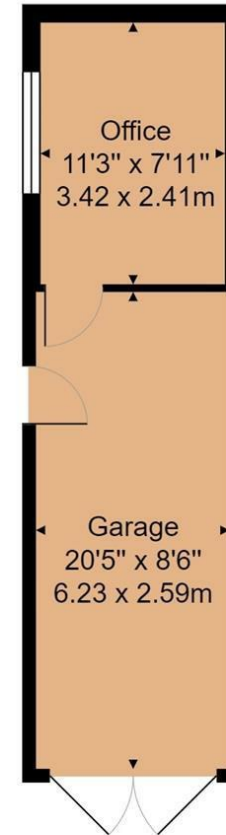


EPC Rating- A



Bungalow Approx. Gross Internal Area 769 ft² ... 71.4 m²

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Area: 261 ft² ... 24.2 m²

Ibbett Mosely

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