

POWELLS.



4 North View Road
Sevenoaks

Guide Price **£475,000 – £500,000**



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Sevenoaks

What the seller says

"We've loved living here as a family. The open-plan living space has been the heart of our home, creating the perfect setting for spending time together, whether it's family meals, relaxing evenings or entertaining friends. One of the biggest advantages has been the location, giving our children the independence to walk safely to school and the train station as they've grown up. It's a home that combines space, convenience and a real sense of family living."

The POWELLS. view

Set in an appealing cul-de-sac a stone's throw from Bat & Ball station and the desirable local schools, this semi-detached bungalow brings together a flexible three-bedroom layout with a conservatory overlooking the garden. There is a separate garden room with shower room, offering great flexibility and is currently arranged as a bedroom.



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The living room has a fireplace with woodburning stove and opens into a glazed conservatory area, providing a bright place for an office or dining overlooking the garden. In addition, the separate kitchen-diner is big enough for a table and has side access to the driveway. It's a layout that makes good use of the garden without asking every part of daily life to happen in one room.

The rear garden has a patio with space for outdoor seating, an area of artificial lawn and raised planting beds. Mature trees beyond the boundary give it a leafy backdrop.

Two bedrooms and the family bathroom are on the ground floor. Upstairs, the main bedroom has roof windows, eaves storage and an ensuite.

There's a pleasing amount of choice here: places to come together, rooms to spend time apart and an extra space in the garden to make your own. North View Road gives you a quiet place to come home to, with Bat & Ball station and local schools close by, and Sevenoaks town within easy access. It's that balance of a cul-de-sac setting and everyday convenience that makes this home worth a closer look.

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: D



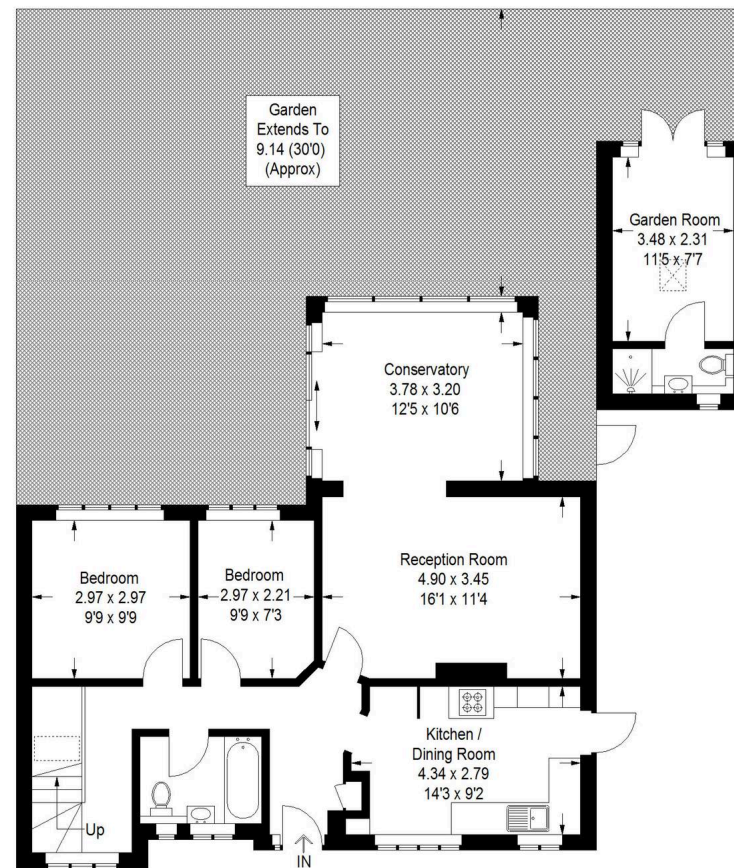
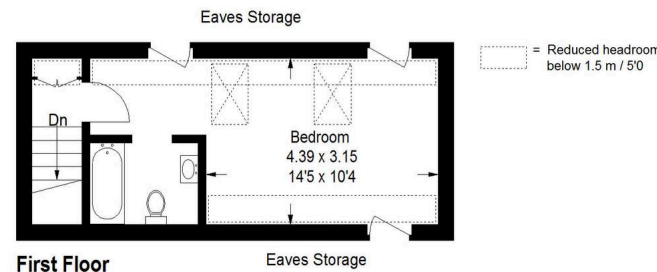
North View Road, TN14

Approximate Gross Internal Area (Excluding Eaves Storage)

103.0 sq m / 1109 sq ft

Garden Room = 10.6 sq m / 114 sq ft

Total = 113.6 sq m / 1223 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. (ID1338903)