



## 2 Bedroom Terraced House with Courtyard Garden

This two bedroom terraced house is walking distance to both Sevenoaks mainline station and Bat & Ball Station. The property has an open plan kitchen-living area. The modern kitchen is well equipped with gas hob, fan oven and dishwasher. Upstairs there is a modern bathroom, a master bedroom and a second single bedroom. Outside there is a small paved courtyard garden with external tap and light. Double glazed throughout, gas central heating, EPC band C. Council tax band C. Great location with local shops close by. Unrestricted street parking. Viewing highly recommended.





## ACCOMMODATION

### **Open Plan Kitchen-Living Room** 20' 0" x 13' 0" (6.1m x 3.96m)

The open plan kitchen-living room has a low maintenance wood effect laminate floor. There is a radiator with thermostatic valve and a double glazed window that overlooks the front of the property.

### **Modern Kitchen**

The modern kitchen is well equipped with four ring gas hob and electric fan oven. There is a dishwasher and a back door that leads to the courtyard garden.

### **Master Bedroom** 13' 1" x 9' 5" (3.99m x 2.87m)

The master bedroom has a double glazed window that overlooks the front of the property. There is a radiator with thermostatic valve and the room is carpeted.

### **Bedroom 2** 10' 3" x 5' 10" (3.12m x 1.78m)

The second single bedroom has a double glazed window that overlooks the courtyard garden. The room is carpeted and there is a radiator with thermostatic valve.

### **Modern Bathroom** 7' 4" x 4' 2" (2.24m x 1.27m)

The modern upstairs bathroom has a bath with shower over. There is a WC, heated towel rail, mirror and a wall mounted basin with storage underneath. The bathroom has a frosted double glazed window.

### **Courtyard Garden**

The small courtyard garden is accessed from the kitchen backdoor. The courtyard is paved and there is an outside tap and light.

### **Location**

The property is a 17 minute walk to Sevenoaks mainline station with it's train services to London. Bat and Ball station is 15 minutes on foot. A good variety of local shops are a 1 minute walk away including the Sevenoaks Pharmacy, a local convenience store and the popular Rafferty's café. Sevenoaks High Street with it's wide variety of shops and restaurants is a 15 minute walk. Tesco Superstore is a 5 minute drive.

### **EPC & Council Tax**

Energy Performance Certificate band C. Sevenoaks council tax band C, £2278.43 for 2026-27.

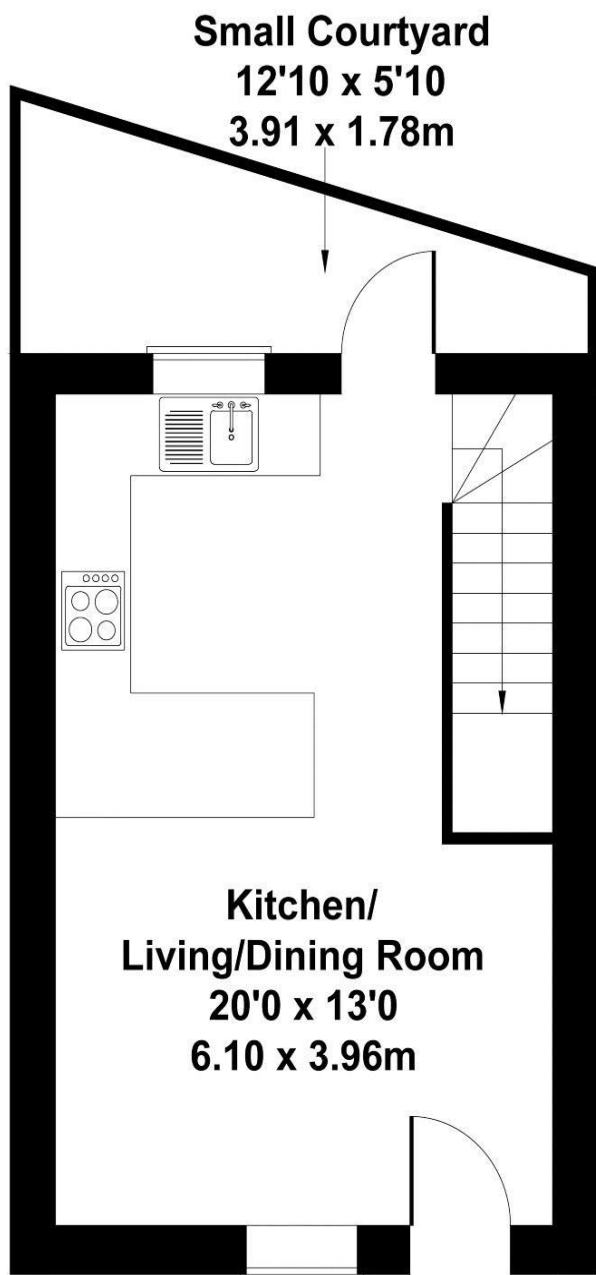




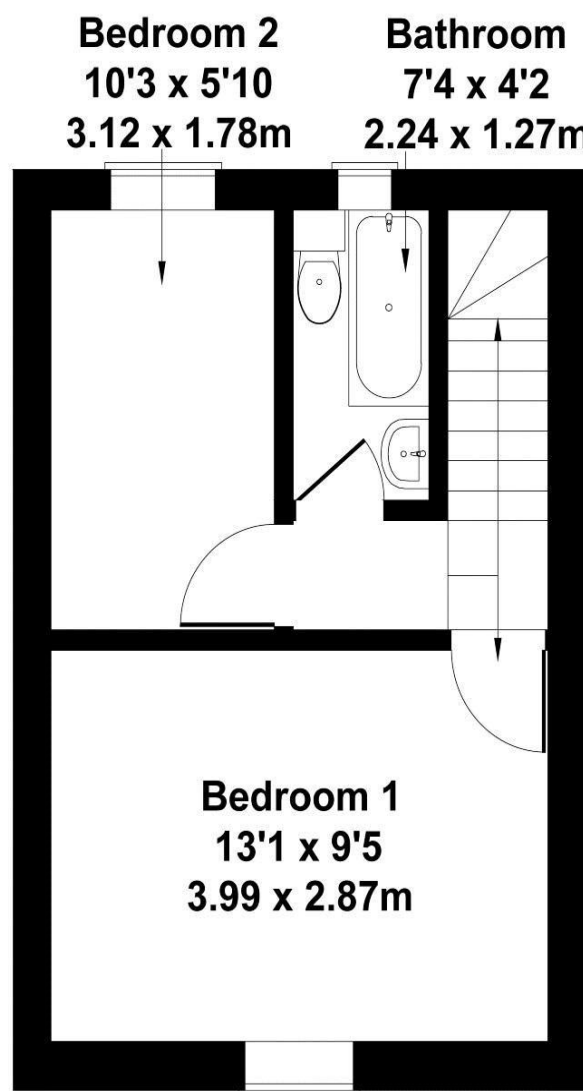
# Bradbourne Road, Sevenoaks, TN13

Approximate Gross Internal Area

592 sq ft - 55 sq m



**GROUND FLOOR**



**FIRST FLOOR**

## IMPORTANT NOTICE

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