



Forming part of the highly sought after and conveniently located Bradbourne Lakes area of Sevenoaks, this extended three bedroom semi detached family home is within genuine walking distance of the mainline rail station (0.7 miles), providing fast and frequent links to London Bridge / Charing Cross in less than thirty minutes. In addition to the doorstep amenities available at both Station Parade and Tubs Hill parade, a wide array of all shopping, social and leisure facilities are available in the town centre (1.2 miles) including beautiful Knole Park. There are also a wealth of excellent local primary and secondary schools close by, including Sevenoaks Primary, Walthamstow Hall, Granville, Trinity and both the Weald Girls Grammar and Tunbridge Wells Boys Grammar Schools.

The property benefits from a ground floor extension and provides exciting potential for further extension, subject to obtaining the relevant consents and permissions. The current accommodation comprises both entrance porch and entrance hall, sitting room, separate dining room, fitted kitchen, ground floor bathroom, master bedroom with en-suite shower room and two further bedrooms. Externally the property benefits from an attached garage with private driveway, as well as a generous rear garden complete with detached studio outbuilding. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this family home has to offer and its wonderful cul-de-sac location.

## 7 Madison Way

Sevenoaks, Kent, TN13 3EF Freehold



Guide Price £795,000

### **ENTRANCE PORCH**

Double glazed front entrance door with accompanying double glazed windows on front and side, ceramic tiled floor, space for coats / shoes and doorway through to entrance hall.

### **ENTRANCE HALL**

Radiator with ornate cover, attractive wood flooring, staircase ascending to first floor and doors to all rooms.

### **SITTING ROOM**

Dual aspect reception room has double glazed window to front and double glazed sliding patio door to rear, double radiator, inset downlighting and a continuation of the attractive wood flooring.

### **DINING ROOM / BEDROOM FOUR**

Double glazed window to front, double radiator, continuation of attractive wood flooring. Originally the main reception room, this room is currently used as a spacious guest bedroom.

### **CONSERVATORY**

Vaulted opaque glazed ceiling and double glazed panels to three sides set on a low level brick base offering a panoramic aspect over the gardens. Attractive tiled flooring and double glazed doors French doors to side, providing direct access to the garden.

### **KITCHEN**

Double glazed window to rear with accompanying double glazed door to rear and garden, radiator, tiled floor and localised wall tiling, larder cupboard and half door to useful understairs storage cupboard. Fitted kitchen comprises a series of modern wall and base units set with roll top work surfaces incorporating one and a half bowl stainless steel sink unit (complete with water softener) and drainer. Integrated oven with four ring induction hob and overhead extractor, space and plumbing for further utilities.

### **BATHROOM**

Opaque double glazed windows to rear and side, heated towel rail, tiled floor and fully tiled walls, white suite comprises panel bath with wall mounted shower unit over, concealed flush WC and wash basin set in vanity surround with storage cupboard beneath.

### **FIRST FLOOR LANDING**

Access hatch to loft, fitted carpet, doors to all bedrooms.

### **MASTER BEDROOM**

Double bedroom has double glazed window to front, radiator, fitted carpet, series of bespoke built in wardrobe fittings, TV point and door to en-suite shower room.

### **EN-SUITE SHOWER ROOM**

Opaque double glazed window to side, heated towel rail, laminate wood flooring, inset downlighting, modern white suite comprising full size step in shower cubicle, close coupled WC and wash basin with tiled splashback and storage cupboard beneath.

### **BEDROOM TWO**

Double bedroom has double glazed window to rear with delightful garden aspect, radiator, inset downlighting, fitted carpet and built in overstairs storage closet.

### **BEDROOM THREE**

Single bedroom has double glazed window to rear with delightful garden aspect, radiator and fitted carpet.

### **GARAGE & PARKING**

There is an attached single garage with up and over door to front as well as courtesy door providing access to the rear garden., power and light connected. Leading to the garage is a private block paved driveway providing secure parking for at least two further cars.

### **GARDEN**

The delightful rear garden is a genuine feature of the property given its larger than normal size and a high degree of privacy. There is a sizeable paved patio terrace which is ideal for sitting out and entertaining, and this leads to the lawned expanse of garden with mature trees and shrubs to the perimeter borders.

### **DETACHED GARDEN STUDIO**

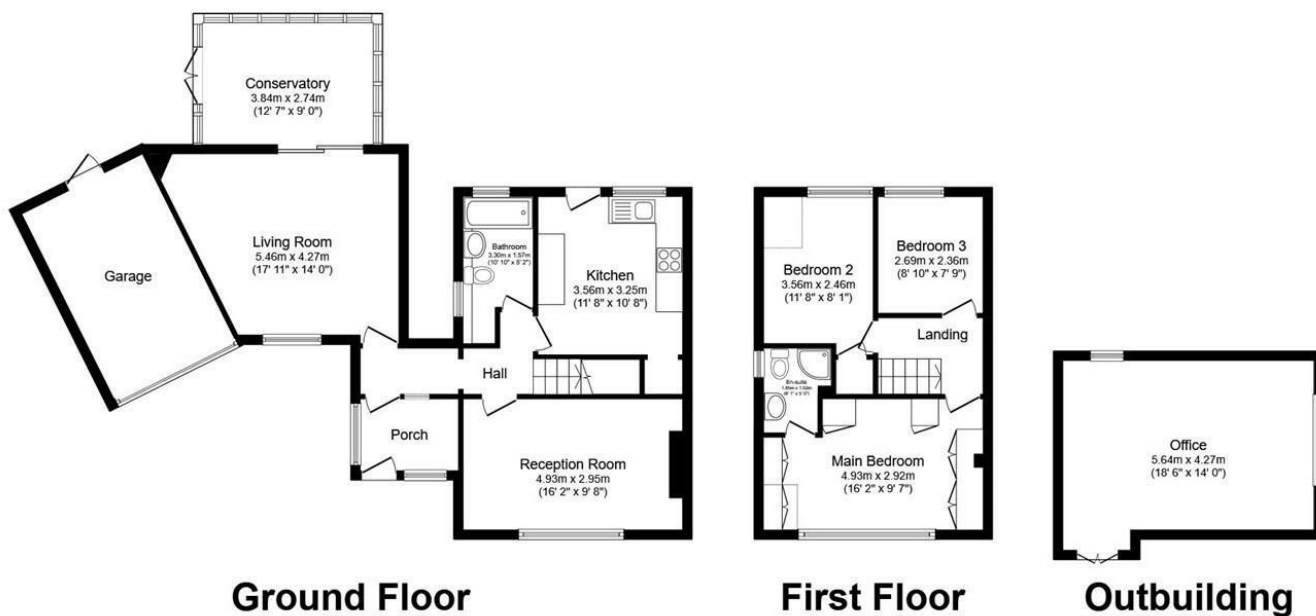
Contemporary detached garden studio is underfloor heated, has both power and light connected to it and would make a perfect home office (with LAN connection), hobbies room, gym or similar. Double glazed windows to three sides with accompanying double doors providing access to / from the garden.

### **ADDITIONAL INFORMATION**

Property is Freehold  
Council Tax Band E







Total floor area 147.3 sq.m. (1,585 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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