

Stoneycroft Burntwood Road Sevenoaks

BUNGALOW

Corner plot

BEDROOMS

3

BATHROOMS

2

SIZE

1310 sq. ft.

122 sq. m.

Stoneycroft is a detached bungalow offering well-proportioned accommodation on a prominent corner position in a delightful residential road on the favoured south side of town and is within easy walking distance of Knole Park, the town centre and Sevenoaks School. The railway station is 10 minutes away by car or 30 minutes on foot.



Please check all measurements against the original plans to confirm sizes of rooms.

The house and outside comprises:

- **Lounge / Dining Room** 7300mm x 3700mm / **24' x 12'**
- **Conservatory**
- **Stoneham Kitchen** Double aspect with Quooker hot water tap, induction hob, two ovens plus a built in fridge, freezer and dishwasher. Table & chairs. 4890mm x 3000mm / **16' x 10'**
- **Utility Room** with sink & taps plus space and plumbing for tumbler dryer & washing machine. Wall mounted Worcester Bosch central heating Combi boiler.
- **Bedroom 1** – master bedroom with en-suite shower room. 4592mm x 3700mm / **15' x 12'**
- **Bedroom 2** – with plans for an en-suite shower room. 5513mm x 3350mm / **16' x 11'**
- **Bedroom 3** – doubles as a study with beds 3350mm x 4500mm **13' x 11'**
- **Family Bathroom** – with shower over the bath
- **Shower Room** (en-suite for bedroom 1)
- **Visitor's WC.**
- **Garage One:** Detached, for 2 cars. *Landline 'phone.*
Electric car charging port
- **Garage Two:** Detached for 3 cars. High ceilings for modern cars and plenty of storage. Electricity and water.
- **Basement** – below 85% of the house. Entered from a side door. Plenty of storage.
- **Large Garden** – mostly laid to grass with established shrubs.
- *Driveway parking for 5 or more cars*
- *Gas fired central heating via radiators / Smart meters for Gas and electricity*
- *Large light filled windows / Extensive range of cupboards and built-in wardrobes.*
- *Council tax Band G*



Builders suggested increasing the angle of the roof and adding a bedroom with en-suite in the resulting roof space or converting one or both large garages into an annexe or home office.

There really is a lot of opportunity to create the house you really want or simply accept it as an excellent living space with generous and versatile accommodation.

I have lived here since 2004 and have enjoyed the wonderfully quiet roads and neighbourhood.

£1,250,000

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stoneycroft
Burntwood Road
SEVENOAKS
TN13 1PT

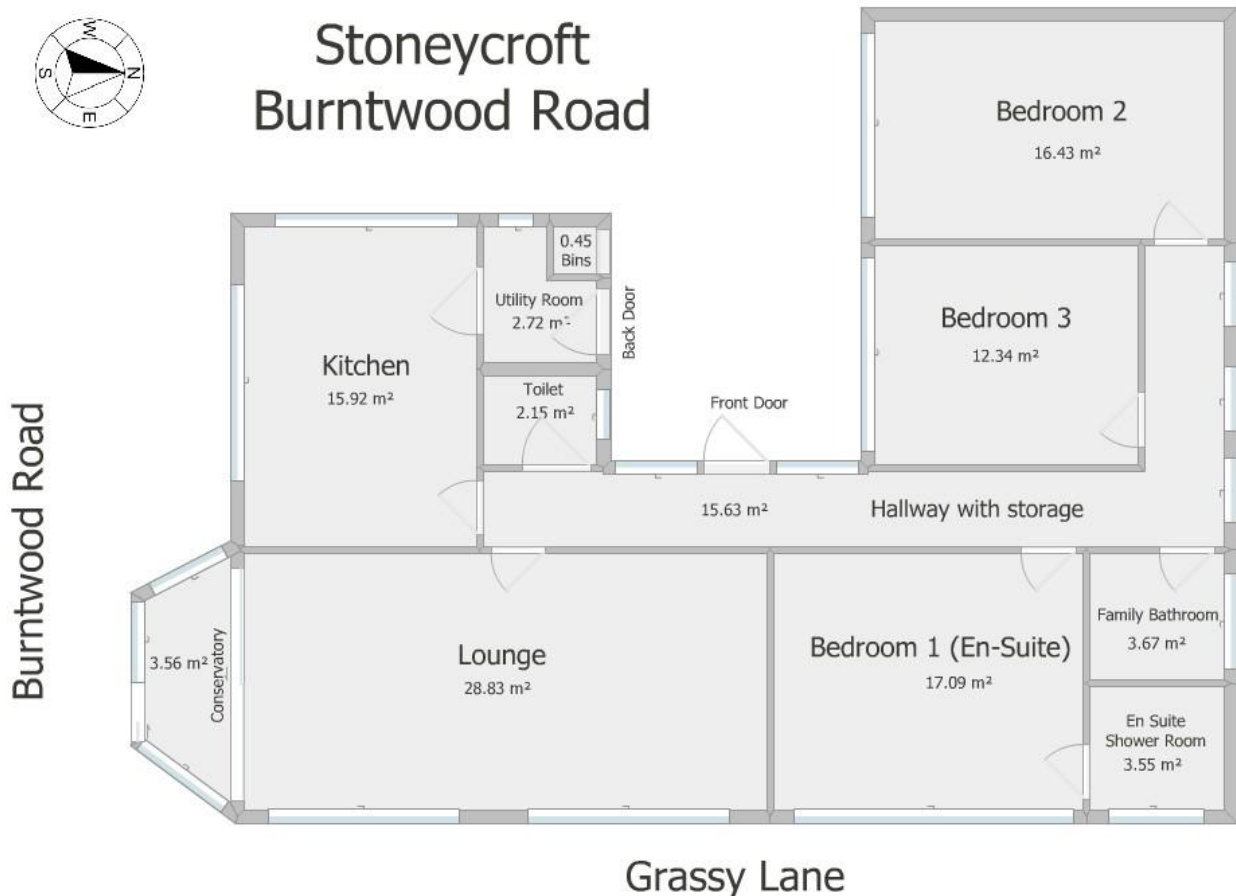
Energy rating

C

Valid until
13 June 2035

Certificate number
0310-2107-0560-2795-6121

Floorplan



Please check all measurements against the original plans to confirm sizes of rooms.

