


4 Bradbourne Road, Sevenoaks, TN13 3PY.

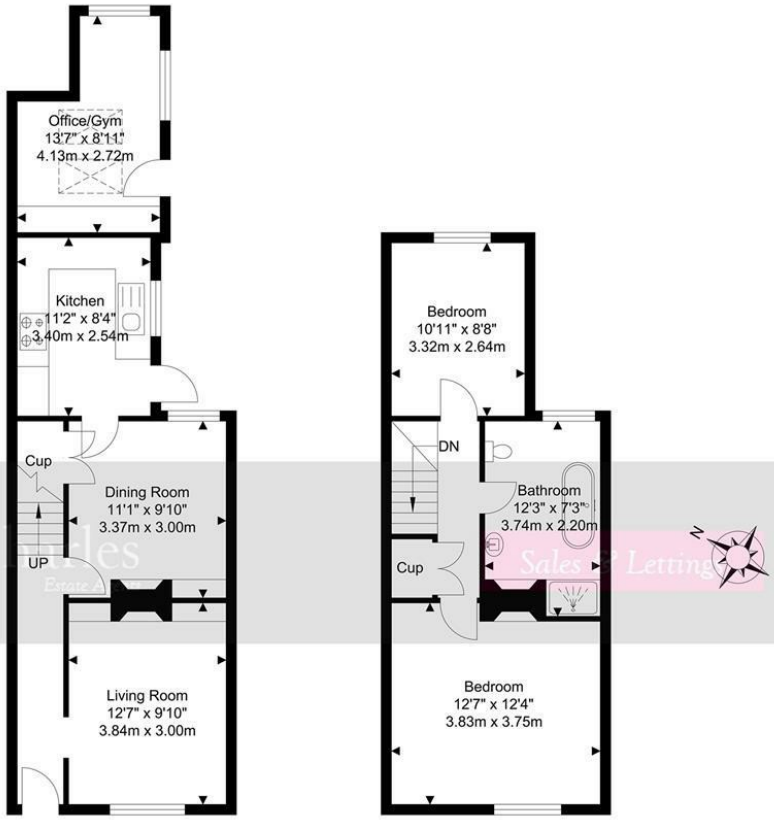
Asking price £745,000

Jack Charles
Estate Agents

*Sales & Lettings*

- Beautifully renovated period cottage
- Sitting room with bay window and fireplace
- Studio/home office with underfloor heating
- Popular Hollybush area of Sevenoaks
- Two double bedrooms plus versatile occasional third bedroom
- Separate dining room
- Stylish bathroom with freestanding bath and separate shower
- Thoughtfully renovated with retained period character
- Refitted kitchen with range cooker
- Delightful walled rear garden

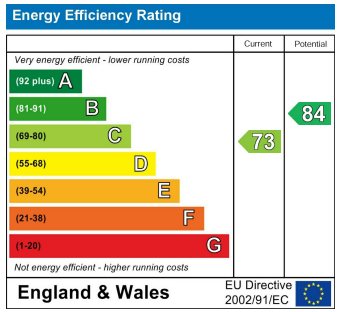
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.




Ground Floor
Approximate Floor Area
511.60 SQ.FT.
(47.53 SQ.M.)

First Floor
Approximate Floor Area
406.12 SQ.FT.
(37.73 SQ.M.)

TOTAL APPROX FLOOR AREA 917.73 SQ.FT. (85.26 SQ. M.)
For Identification Purposes Only.




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## To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented two double bedroom period cottage, situated within the popular Hollybush area of Sevenoaks. Believed to date back to 1856, the property has been thoughtfully renovated, blending its original character with stylish contemporary finishes.

The well proportioned accommodation is complemented by a delightful walled rear garden and a versatile studio/home office. Character features include fireplaces in the sitting room, dining room, front bedroom and bathroom, while a kitchen with range cooker and an impressive bathroom with underfloor heating, freestanding bath and separate shower add to the appeal.

An entrance hallway leads through to an inviting sitting room, where a bay window and feature fireplace create an attractive focal point. A separate dining room provides a lovely space for entertaining, while the beautifully appointed kitchen offers direct access to the rear garden.

To the rear, the studio/home office enjoys a pleasant garden outlook and benefits from underfloor heating and a built in desk. This adaptable space could also serve as an additional reception room or occasional guest bedroom, depending on individual requirements.

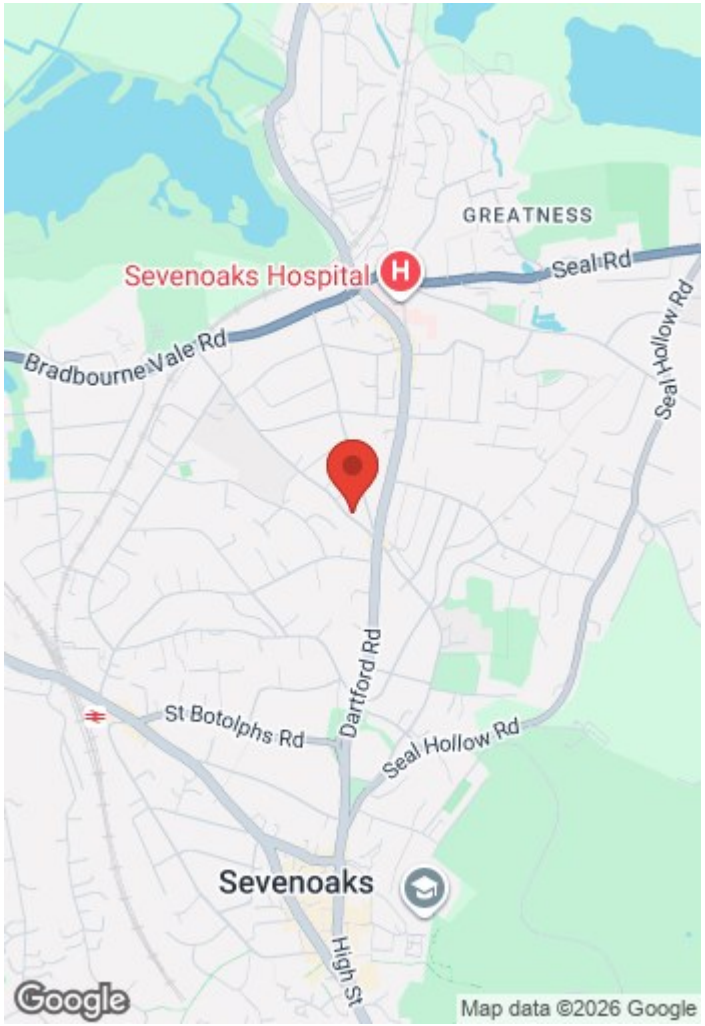
On the first floor are two good size double bedrooms, with a feature fireplace in the front bedroom. The stylish bathroom combines period charm with contemporary fittings, including a freestanding bath, separate shower and feature fireplace.

Outside the landscaped front garden creates an attractive approach, with paving set behind a low brick wall. To the rear, the delightful walled garden provides a lovely setting for relaxing and entertaining. A paved seating area is complemented by a section of lawn and raised planting beds. On street parking is available locally.

## Location

The property occupies a sought after position within the popular Hollybush area of Sevenoaks, conveniently placed for local shops and Hollybush Recreation Ground, with its play area and tennis courts. Knole Park, several public houses and Sevenoaks town centre are also within walking distance, offering a wider selection of shops, cafés, restaurants and amenities.

Sevenoaks mainline station is approximately 0.9 miles from the property and within walking distance, with services to London Bridge taking approximately 24 minutes. Junction 5 of the M25 provides access to the wider motorway network.




















# Jack Charles

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