



Forming part of the highly sought after and conveniently located Bradbourne Lakes area of Sevenoaks, this two bedroom semi detached family home is within genuine walking distance of the mainline rail station (0.7 miles), providing a fast and frequent service 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 current accommodation comprises the entrance hall, sitting room, kitchen/dining area , two first floor bedrooms and the family bathroom. Externally the property benefits from good sized gardens both front and rear as well as a single garaged which is recessed into the rear garden and approached via a lengthy driveway providing enough parking for three cars (nose-to-tail). 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.

## 3 Madison Way

Sevenoaks, TN13 3EF Freehold



Asking Price £525,000

## **ENTRANCE HALL**

Double glazed side entrance door with accompanying full height double glazed window, radiator, flooring as laid, staircase ascending to first floor landing, door to usefully spacious storage closet and further multi-pane doors off.

## **SITTING ROOM**

Double glazed window to front, radiator, flooring as laid and central feature fireplace as the focal point for the room.

## **KITCHEN/DINING AREA**

Spacious dual aspect kitchen / dining room has double glazed door providing direct access to the rear garden and accompanying double glazed windows to rear and side, radiator, tiled floor as laid, localised wall tiling. The modern kitchen comprises an extensive series of matching wall and base units for storage, set with roll top work surfaces and inset sink unit. inset cooker with four ring hob and extractor, space and plumbing for further utilities.

## **BEDROOM ONE**

Spacious full width double bedroom has double glazed window to front, radiator, flooring as laid and a series of built in wardrobe fittings.

## **BEDROOM TWO**

Second double bedroom has double glazed window to rear, radiator and flooring as laid.

## **BATHROOM**

Modern bathroom has opaque double glazed window to rear, heated towel rail, flooring as laid, inset downlighting and white suite comprising panelled bathtub, close coupled WC and wash basin.

## **GARAGE & PARKING**

The property benefits from a single garage with metal up and over door to front, approached via a lengthy private driveway suitable for three further cars (nose-to-tail).

## **GARDENS**

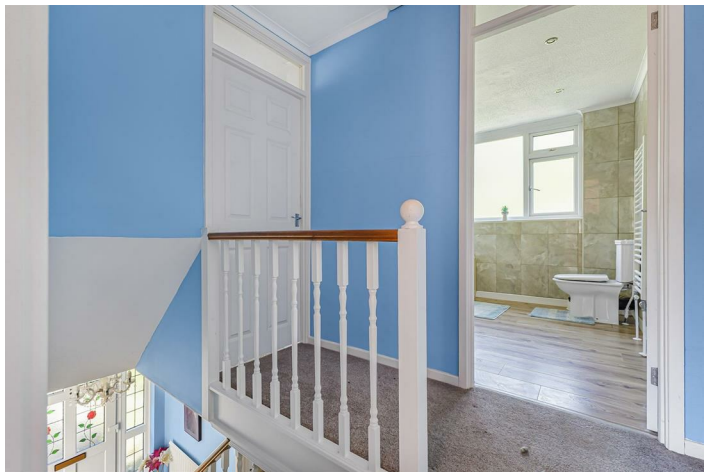
The property has well proportioned mature gardens to both the front and rear, which are mainly laid to lawn set within a fenced perimeter.

## **ADDITIONAL INFORMATION**

Property is Freehold  
Council Tax Band E

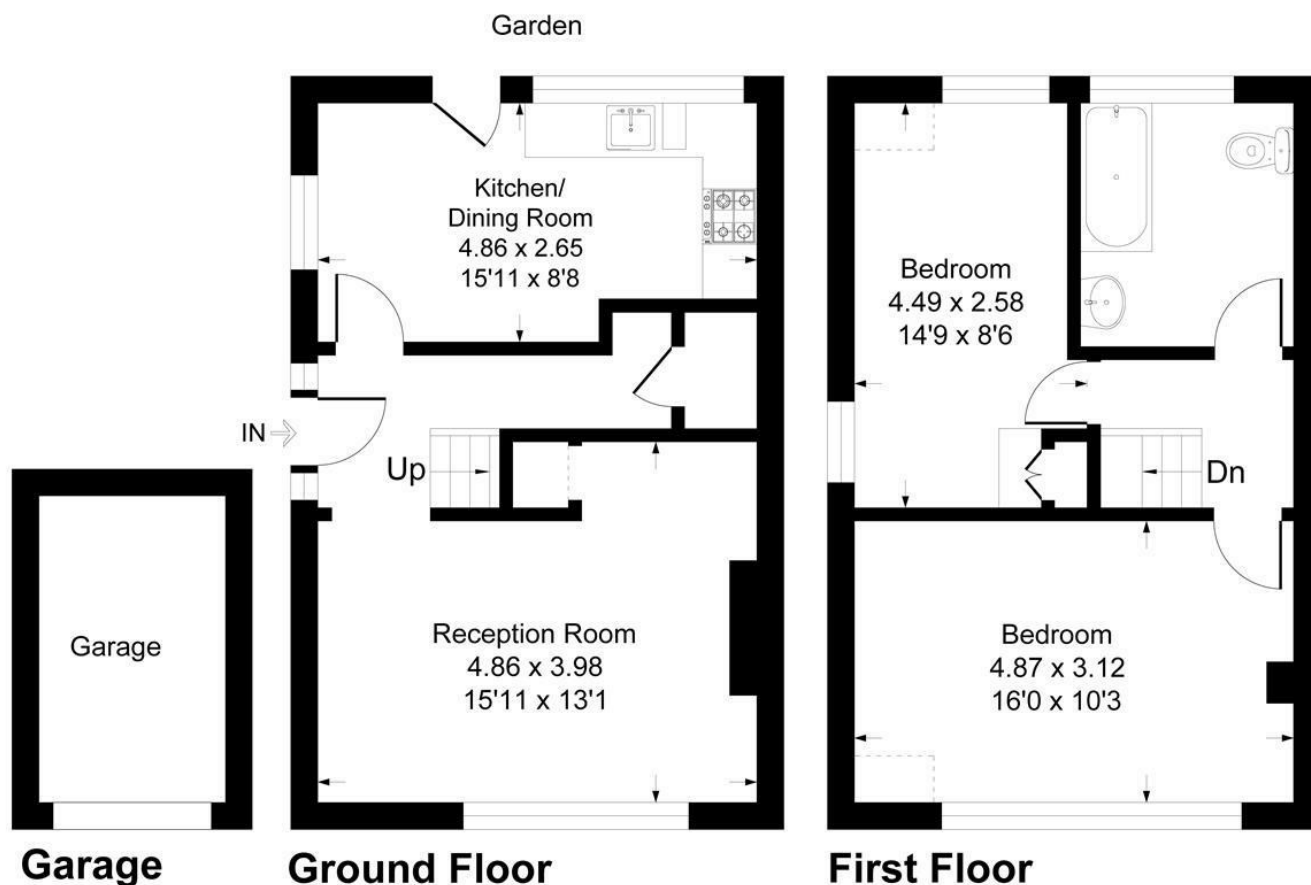






# Madison Way, Sevenoaks, Kent, TN13

Approximate Gross Internal Area 75.5 sq m / 814 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.  
**Produced By Planpix**

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