



Kings are delighted to offer to market, this rarely available and most attractive three bedroom bay fronted period home, forming part of one Sevenoaks finest private roads, situated within genuine walking distance of the mainline rail station (0.2 miles), with its fast and frequent links to London Bridge/ Charing Cross in less than thirty minutes. In addition to all of the doorstep amenities available at Tubbs Hill and Station Parades, there is a wide array of all shopping, social, leisure and educational facilities available in the town centre (0.6 miles), including picturesque walks through beautiful Knole Park.

In the last two years, the current owners have updated the property to a very high specification and added a single storey extension to the rear that creates a beautiful and airy kitchen / dining area. The ground floor also comprises a bay fronted living room with wood burner stove and a welcoming entrance hall. The first floor comprises two well proportioned bedrooms as well as the stunning family bathroom, while the second floor provides a further spacious double bedroom. Additional benefits include the landscaped rear garden which is as easy to maintain as it is attractive to sit in and enjoy. There is also a detached studio outbuilding which provides an ideal space to work from home. Your attention is drawn to the fact that a buyer of the property is guaranteed either a parking space or garage for a cost of £10 per month for a parking space, and £15 for a garage (garage/parking assignation is vehicle specific on size). Your viewing comes highly recommended in order to fully appreciate all this charming property has to offer and it's amazing location.

16 St. Botolphs Avenue

Sevenoaks, TN13 3AL Freehold

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Guide Price £699,995

ENTRANCE HALL

Original entrance door and hardwood floor, radiator, stairs to first floor landing, doors to sitting room and kitchen/dining room.

SITTING ROOM

Feature bay window to front with sash openings as well as bespoke window shutters, radiator, original hardwood flooring, period fireplace with installed log burner as the focal point for the room, complete with built in low level storage cupboards and shelving over to either side of the chimney breast.

DINING AREA

Original hardwood flooring, door to understairs storage cupboard and door to ground floor wc. Bespoke built in cupboards with shelving over to either side of chimney breast. Shares a social open plan arrangement with the kitchen area.

KITCHEN AREA

Contemporary French doors provide direct access to the rear garden, feature skylight window provides a light and airy feel to the kitchen, inset down lighting, tiled flooring with underfloor heating, localised wall tiling, attractive series of Shaker style wall and base units set with granite work surfaces, matching upstands and an inset sink unit. Integrated appliances include oven/stove with overhead extractor, dishwasher and washer dryer, matching unit front conceals wall mounted boiler, space for American style fridge freezer.

FIRST FLOOR LANDING

Carpet as laid, radiator, doors to bedrooms one and three as well as the family bathroom, staircase to second floor landing.

BEDROOM ONE

Double bedroom has twin feature sash windows to front, radiator, carpet as laid and original ornate fireplace as the focal point for the room.

BEDROOM THREE

Double glazed window to rear, radiator, carpet as laid and original ornate fireplace as the focal point for the room.

BATHROOM

Spacious family bathroom has double glazed window to rear, heated towel rail, inset down lighting and access hatch to loft, attractive wood effect flooring as laid and feature fireplace as focal point for the room. White suite comprises freestanding rolled top bath with claw feet and telephone style mixer tap including hand shower attachment, separate walk in shower cubicle with rainforest shower over, wc and wash hand basin with localised splash back tiling and integrated storage drawers beneath.

SECOND FLOOR LANDING

Carpet as laid, access to eaves storage space, door providing access to bedroom two.

BEDROOM TWO

Double bedroom with window to rear, radiator, carpet as laid, doors to bespoke built in storage cupboards and further access to eaves storage area.

GARDEN

Attractively landscaped rear garden is low maintenance and set within a neatly hedged and fenced perimeter. there is an initial raised and decked terrace which provides an ideal space with which to sit out and entertain, steps lead down to an area of artificial lawn complete with decorative aggregate and flower / shrub borders with railway sleepers providing colour and definition. there is a detached studio / home office located at the foot of the garden.

HOME OFFICE STUDIO

With electric and broadband, fully insulated with warranty.

PARKING

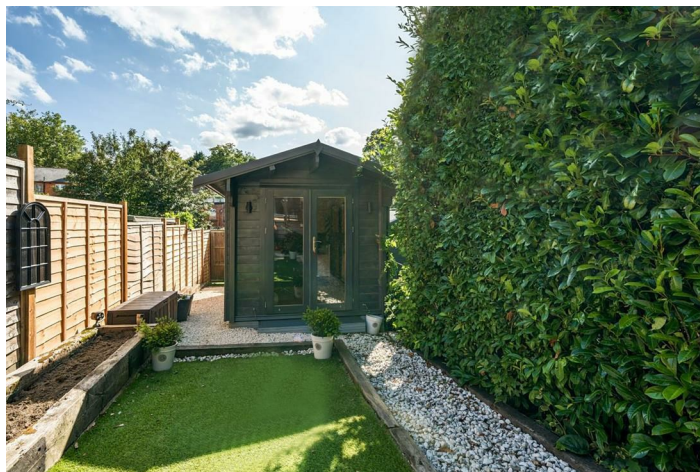
A buyer of the property is guaranteed either a parking space or garage for a cost of £10 per month for a parking space, and £15 for a garage (garage/parking assignation is vehicle specific on size).

ADDITIONAL INFORMATION

Council Tax - Band D.

Tenure - Freehold.





St. Botolphs Avenue, Sevenoaks, TN13

Approximate Area = 1142 sq ft / 106.1 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 1248 sq ft / 115.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Langford Rae O'Neill Limited. REF: 1026881

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4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

