



**\*\* UNEXPECTEDLY BACK TO MARKET \*\*** A most attractive bay fronted four bedroom / two bathroom semi-detached family home situated in one of the finest private roads in the whole of Sevenoaks. Providing the height of convenience, the property is within easy reach of the excellent Riverhead and Amherst Schools (0.6 miles) as well as Sevenoaks mainline rail station (0.6 miles) with its fast and frequent links to London Bridge / Charing Cross in less than thirty minutes. A range of doorstep amenities are available at both Tubs Hill Parade and Station Parade (0.6 miles), with a wealth of all shopping, social and leisure facilities being found in the town centre, including beautiful Knole Park.

Thoughtfully extended and refurbished to the highest of standards by the present owners, the property boasts genuine wow factor throughout the generously proportioned accommodation. The interior currently comprises a welcoming entrance porch and hallway with wc off, bay fronted sitting room complete with period fireplace, separate full width dining room which shares an open plan relationship with the stunning kitchen / breakfast room that is flooded with light from the feature roof lantern above the centre island, while the cosy wood burner stove and contemporary bi-folding doors providing direct to the garden complete this wonderfully social space. To the first floor there are three bedrooms and the family bathroom, while the loft conversion provides a substantial master bedroom with built in wardrobes and a contemporary en-suite shower room. Additional benefits include the double width to the front of the property as well as the delightful rear garden that enjoys a sunny westerly aspect. Your internal viewing comes highly recommended in order to fully appreciate this most comprehensive family home and its exceptional location.

## 9 Uplands Close

Sevenoaks, Kent, TN13 3BP Freehold



Guide Price £925,000

### **ENTRANCE PORCH**

Front entrance door with spyhole and accompanying opaque full height double glazed window to front, attractively tiled floor, space for coats and shoes.

### **ENTRANCE HALL**

With access via glazed door from entrance porch, the welcoming entrance hallway has an attractive wood effect flooring, radiator, coved ceiling, dado rail, stairs to first floor landing with half door to useful understairs storage cupboard and doors off.

### **GROUND FLOOR WC**

Attractively tiled floor, white suite comprising low level wc and wall mounted wash basin with tiled splashback.

### **SITTING ROOM**

Delightful bay fronted reception room has radiator, corniced ceiling with pendant light, wood flooring, ornate period fireplace with surround and hearth as well as low level built in storage base units and display shelving over to each chimney breast recess as the focal point of the room. Double doors provide access through to the neighbouring dining room.

### **DINING ROOM**

Full width second reception room with double glazed window to side, inset downlighting and a continuation of the attractive wood effect flooring from the entrance hallway. Full height fitted storage cupboards with quartz worktop matching those of the kitchen with additional utility section providing space and plumbing for both washing machine and tumble dryer. Shares a social, fully open plan relationship with the kitchen / breakfast / family room.

### **KITCHEN/BREAKFAST/FAMILY ROOM**

Extended across the full width of the rear of the property, this superb open plan space has three piece bifolding doors providing direct access to the rear garden with accompanying double glazed window to rear and feature roof lantern. Period style radiator, inset downlighting, continuation of the attractive wood effect flooring from the dining room. Television point, feature wood burner stove with stone hearth and tiled surround. The well appointed kitchen boasts a comprehensive array of wall and base units set with quartz work surfaces complete with matching upstands and incorporating single sink unit. Integrated appliances comprise full height fridge and matching full height freezer, overhead extractor hood (with space for a range cooker) and dishwasher. Centre island unit comprises further built in storage units as well as integrated bin/recycling and charging drawer. Breakfast bar lip.

### **FIRST FLOOR LANDING**

Double glazed window to side, dado rail, fitted carpet and doors to all rooms.

### **BEDROOM TWO**

Spacious double bedroom has double glazed window to front, radiator and fitted carpet.

### **BEDROOM THREE**

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

### **BEDROOM FOUR**

Single bedroom has double glazed window to front with bespoke window shutters, radiator, fitted carpet.

### **FAMILY BATHROOM**

Spacious dual aspect bathroom has opaque double glazed windows to rear and side, heated towel rail, inset downlighting, attractively tiled floor and fully tiled walls. Contemporary white bathroom suite comprising shower end bath with overhead rainforest shower head and separate hand held shower attachment, low level wc and wash hand basin with integrated storage cupboards beneath.

### **SECOND FLOOR LANDING**

Velux roof window to front elevation, fitted carpet and door to master bedroom.

### **MASTER BEDROOM**

Substantial double bedroom is dual aspect with double glazed window to rear (complete with bespoke window shutters) providing delightful garden aspect and Velux window to front. Inset downlighting, fitted carpet, half doors providing access to eaves storage space. Door provides access to en suite shower room.

### **EN SUITE SHOWER ROOM**

Contemporary en suite shower room has opaque double glazed window to rear, heated towel rail, tiled floor with predominantly tiled walls to compliment, white suite comprises oversized walk in shower, low level wc and pedestal wash basin.

### **OFF ROAD PARKING**

Double width parking to the front of the property by way of attractive block paved driveway.

### **GARDEN**

Lengthy rear garden stretches over 100ft in length and is a genuine feature of the home. Set within a neatly fenced perimeter, the garden is mainly laid to lawn boasting a delightful westerly aspect. There is an L-shaped paved sun terrace that is ideal for sitting out and entertaining while the pedestrian gate provides side access between front and rear. Timber storage shed.

### **OTHER INFORMATION**

COUNCIL TAX: Band E.

TENURE: Freehold.

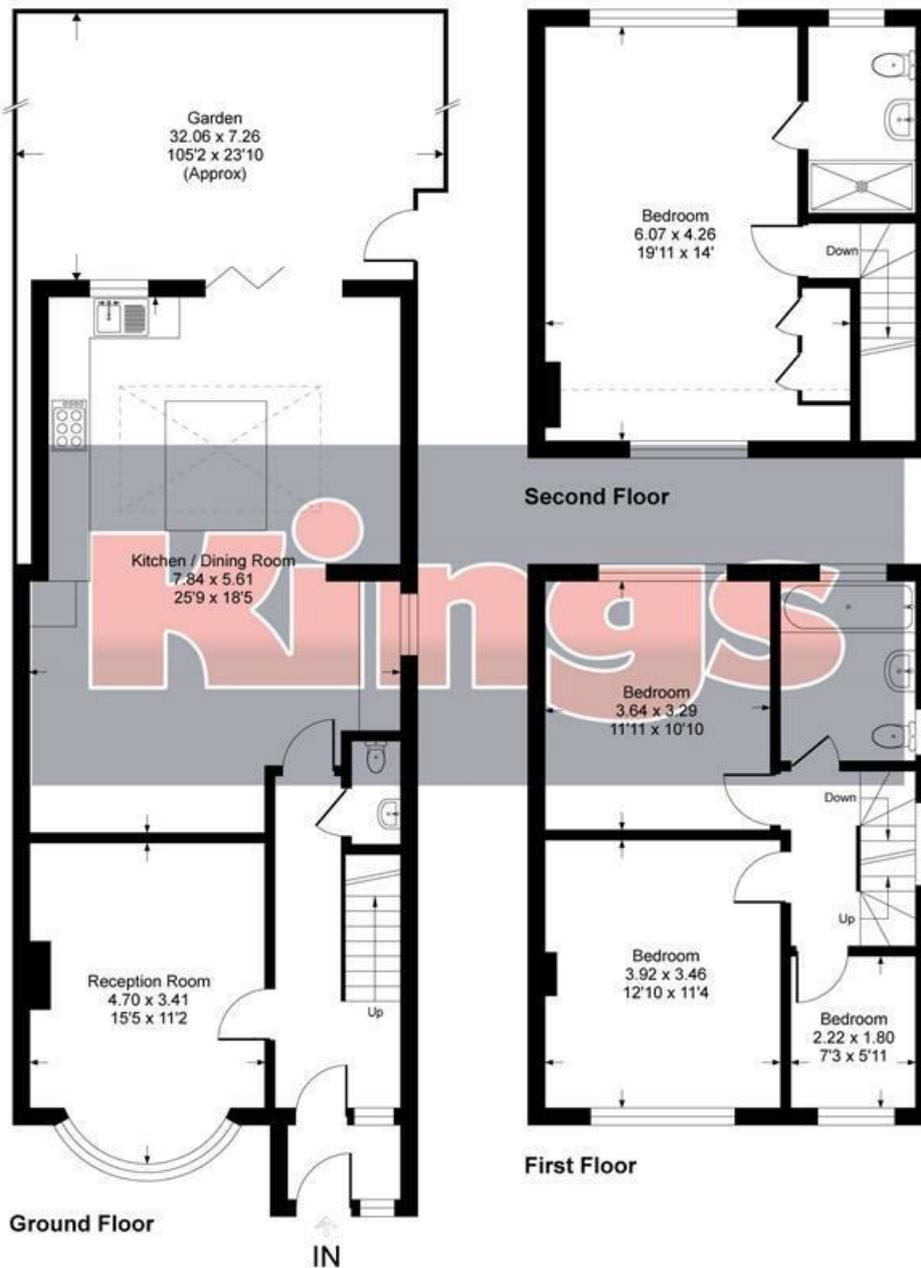
PRIVATE ROAD: Current annual contribution to maintenance is £150 per annum.





# Uplands Close, TN13

Approximate Gross Internal Area = 138 sq m / 1486 sq ft  
(excludes restricted head height)



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

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

