



A charming and comprehensive two double bedroom home, located in a popular residential area on the north side of Sevenoaks. The property is conveniently located within walking distance (0.6 miles) of both the historic Bat & Ball railway station providing links to London Blackfriars and Victoria, and a host of doorstep amenities including both the Sainsburys Local and Superstore, as well as the picturesque Sevenoaks Wildlife Reserve. A wider array of shopping, social and leisure facilities can be found in the town centre (1.5 miles) with further fast and frequent rail links to London Bridge / Charing Cross available from Sevenoaks mainline station (1.5 miles) in less than thirty minutes.

Thoughtfully and thoroughly refurbished, the accommodation is considered to be well proportioned and planned, comprising entrance hall, bay fronted sitting room with a contemporary open plan arrangement to the modern fitted kitchen, garden / dining room with ground floor WC off, two double bedrooms and a luxuriously appointed bathroom all independently accessed via the first floor landing. Externally the property benefits from secure driveway parking for two cars side by side to the front, as well as a landscaped garden to the rear complete with detached garden studio. Your early viewing comes highly recommended in order to fully appreciate all this property has to offer.

24 Mill Lane

Sevenoaks, Kent, TN14 5BX Freehold



Guide Price £425,000

ENTRANCE HALL

Double glazed entrance door with ornate glazed insert. Stairs to first floor landing and door to useful storage closet for coats and shoes, also housing meters.

SITTING ROOM

Spacious and light, the sitting room has double glazed bayed window to front, hardwood flooring, inset ceiling downlighting, television point, electric fireplace with hearth and surround as focal point for the room, recessed display shelving. Fully open plan relationship to the superb kitchen from the rear of the reception space.

KITCHEN

Double glazed window to rear, well appointed kitchen boasts and extensive series of contemporary wall and base units set in contrasting work surface tops incorporating stainless steel sink unit and drainer, integrated appliances include cooker with induction style hob and overhead extractor, dishwasher, under counter fridge and freezer units. Continuation of attractive hardwood walnut flooring, localised wall tiling, door to deep understairs storage cupboard housing boiler, double radiator and double glazed door at rear leading to garden room.

DINING ROOM / GARDEN ROOM

Double glazed panels to two sides set on low level brick base, matching double glazed door to side and garden, continuation of attractive hardwood walnut flooring (underfloor heated), inset ceiling downlighting and door to utility store.

UTILITY ROOM

Inset ceiling downlighting, continuation of hardwood flooring in walnut, space and plumbing for utilities, wc, wash hand basin.

FIRST FLOOR LANDING

Double glazed window to side as staircase returns, fitted carpet, doors to both bedrooms and bathroom.

BEDROOM ONE

Double glazed leaded light window to front, double radiator, fitted carpet, large built-in double wardrobe with sliding mirrored fronts.

BEDROOM TWO

Double glazed window to rear with garden aspect, radiator, fitted carpet

FAMILY BATHROOM

Opaque double glazed window to rear, inset downlighting, heated towel rail, attractively tiled floor and fully tiled walls to compliment. Newly refurbished with corner bath suite in white, contemporary wash basin with integrated storage, oversized step in

shower cubicle with rainforest sprinkler head and shaver point.

PARKING

Private driveway parking exists to the front of the property for two cars side-by-side.

GARDEN

Nicely landscaped, the delightful rear garden is a true feature of the property. Set within a neatly fenced perimeter with side access, the garden is predominately laid to lawn with an extensive decked sun terrace as an ideal space for seating and outside entertaining.

DETACHED GARDEN STUDIO

Comprising an office with shower room off and self contained storage unit.

ADDITIONAL INFORMATION

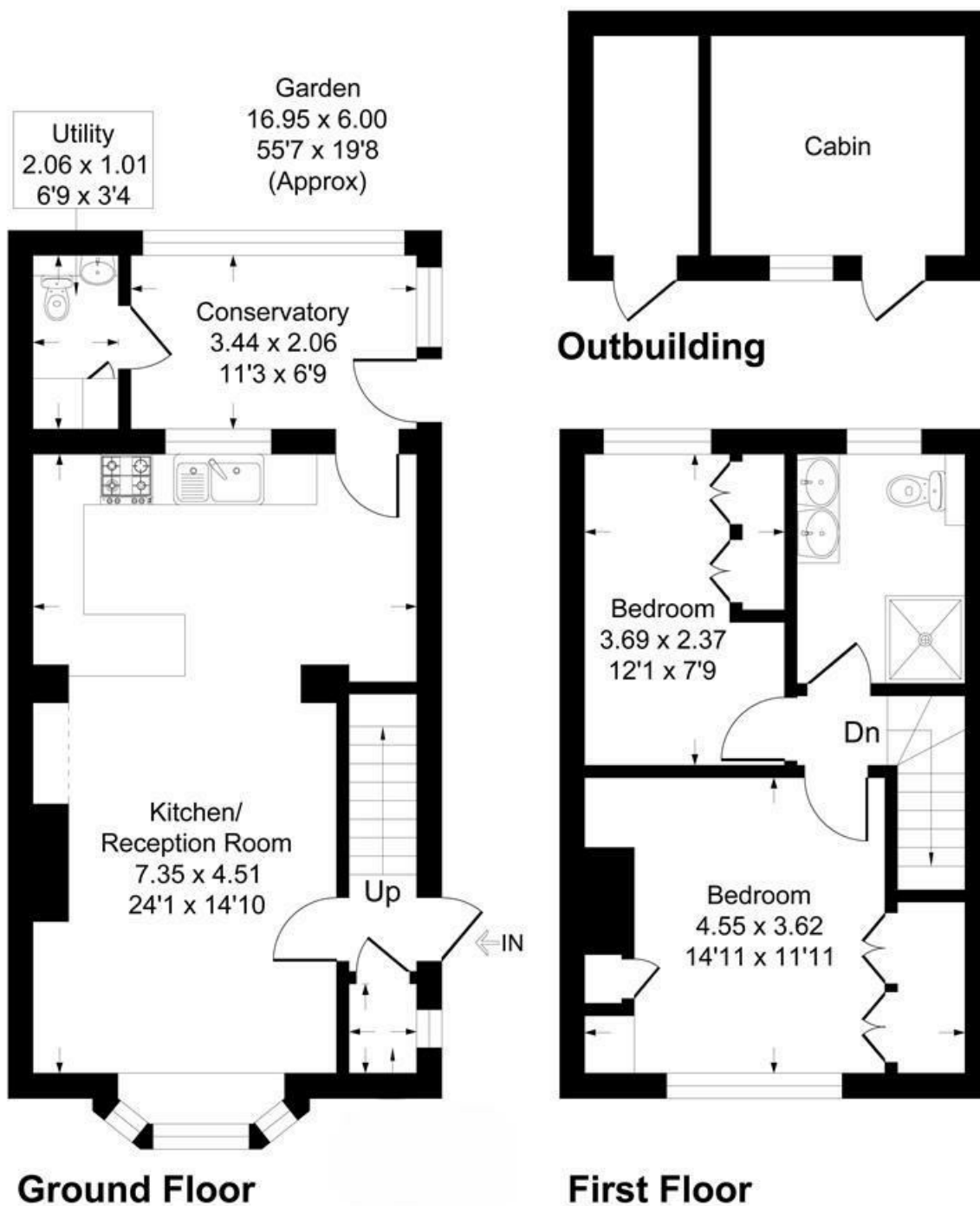
Property is Freehold
Council Tax Band D





Mill Lane, Sevenoaks, Kent, TN14

Approximate Gross Internal Area 78.4 sq m / 844 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.

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