KINGS



** PRICE GUIDE £700,000 - £725,000 **
A modern detached three bedroom / two bathroom family home forming part of the highly desirable and conveniently located Bradbourne Lakes area of Sevenoaks, set within genuine walking distance of the mainline rail station (0.7 miles) with its fast and frequent links to London Bridge and Charing Cross in less than thirty minutes. The property also provides easy access to all of the shopping, social and leisure facilities on offer in the town centre (1.2 miles), in addition to which there are a number of excellent local schools on the doorstep as well as pleasant walks around the Lakes themselves.

The property boasts well presented and proportioned accommodation which currently comprises a useful entrance porch which leads to the main entrance hall complete with ground floor wc off, sitting room with access to the conservatory / family room, kitchen / dining room, master bedroom with access to the en-suite shower room, two further bedrooms and the family bathroom. Additional benefits include double width driveway parking to the front of the property and a private rear garden. Your early viewing comes highly recommended in order to fully appreciate all this delightful and comprehensive modern family home has to offer.

2a Lambarde Road

Sevenoaks, Kent, TN13 3HR Freehold

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Offers In Excess Of £700,000

ENTRANCE PORCH
Double glazed front entrance porch provides valuable extra space for storage of coats/shoes/buggies etc. Double glazed entrance door with accompanying double glazed windows to front and sides.

ENTRANCE HALL
Welcoming entrance hall has part glazed front door, radiator, coved ceiling, attractive laminate wood flooring, stairs to first floor landing with useful understairs storage cupboard. Doors off.

GROUND FLOOR WC
Opaque window to front, radiator, coved ceiling, ceramic tiled floor, modern white suite comprising low level wc and corner wash basin with tiled splashback.

SITTING ROOM
19'4 x 13'1
Spacious sitting room has double glazed window to rear, two radiators, coved ceiling, continuation of attractive laminate wood flooring, television point and double doors providing access to the conservatory/family room.

CONSERVATORY/FAMILY ROOM
19'1 x 12'10
Double glazed French doors to rear providing direct garden access, matching double glazed windows to rear and side set on a low level brick base with bespoke fitted blinds. Radiator, ceramic tiled floor, power and light, used at present also as home office.

KITCHEN/DINING ROOM
12'6 x 11'7
Spacious kitchen / dining room has double glazed window to front, ceramic tiled floor with localised wall tiling, coved ceiling, radiator and open space for dining table and chairs. The L-shaped series of wall and base units has rolled top work surfaces with an inset one and a half bowl stainless steel sink unit. Integrated double oven with four ring hob and overhead extractor, space and plumbing for all additional utilities.

FIRST FLOOR LANDING
Double glazed window to side, radiator, fitted carpet, coved ceiling with access hatch to loft, door to airing cupboard housing hot water cylinder, further doors off.

MASTER BEDROOM
11'10 x 10'11
Double bedroom with double glazed window to front, radiator, attractive laminate wood flooring, coved ceiling. Door providing access to the en suite shower room.

EN SUITE
Opaque double glazed window to front, radiator, tile effect vinyl flooring. Coved ceiling with inset downlighting and air extractor. Modern white suite comprising full size step in shower cubicle, low level wc and pedestal wash basin. Shaver point.

BEDROOM TWO
11'8 x 8'10
Double bedroom has double glazed window to rear with delightful garden aspect. Radiator, coved ceiling, attractive laminate wood flooring, television point.

BEDROOM THREE
10'4 x 7'4
Double bedroom has double glazed window to rear with delightful garden aspect. Radiator, coved ceiling, attractive laminate wood flooring.

BATHROOM
Opaque double glazed window to side, radiator, coved ceiling with inset downlighting and air extractor, wood effect vinyl flooring. Half tiled walls to dado height and white suite comprising panelled bath with telephone style shower attachment, low level wc and pedestal wash basin.

PARKING
Driveway parking exists to the front of the property for two cars side by side.

GARDEN
Boasting a sunny westerly aspect, the garden is a genuine feature of the home and is set within a neatly fenced perimeter with side pedestrian access. There is a lawned garden area as well as a raised decked sun terrace, which provides an ideal space for seating and entertaining.



















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