KINGS

A most attractive period home, boasting great potential for modernisation / refurbishment, offering a wealth of charm and character features, situated in a highly desirable central Sevenoaks location, with the Hollybush recreation area at the end of the road (0.1 mile) and Sevenoaks mainline rail station just a mile away, providing fast and frequent links to London Bridge / Charing Cross in less than thirty minutes. Also within easy reach are an array of excellent schools, both primary and secondary, including Walthamstow Hall (0.2 miles), the Weald Girls Grammar and Tunbridge Wells Boys Grammar Schools (0.6 miles). In addition, a wide array of all shopping, social and leisure facilities can be found in the town centre just 0.7 miles walk away, including access to beautiful Knole Park.

The generously proportioned interior provides flexible accommodation set across four floors, boasting a wealth of period features throughout, including bay windows with sash openings, multiple feature fireplaces, 10ft high corniced ceilings with picture rails and deep skirting boards. Providing exciting scope for internal remodelling and modernisation, the generously proportioned interior offers circa 3000 sq.ft of accommodation, set across four floors and currently comprises a total of two entrance hallways, three reception rooms, two kitchens, five substantial double bedrooms and three bath / shower facilities with two further WCs. Externally the property benefits from private driveway parking as well as a delightful rear garden. AVAILABLE WITH NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate everything this comprehensive and charming family home has to offer, as well as its wonderful location.

12 Holmesdale Road

Sevenoaks, Kent, TN13 3XL Freehold

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Asking Price £1,195,000

GROUND FLOOR

ENTRANCE HALL
Part glazed entrance door, double glazed window to side, radiator, high corniced ceiling, picture rail, deep skirting boards, fitted carpet, feature staircase to first floor landing and doors off to all rooms as well as door with staircase leading to the lower ground floor accommodation.

DRAWING ROOM
Superb principle reception room has feature three piece bay window to front with sash openings, two radiators, high corniced ceiling, picture rail, deep skirting boards, fitted carpet, ornate period fireplace with stone hearth and wood surround as the focal point for the room. Connecting door provides access to the dining room.

DINING ROOM
High corniced ceiling, picture rail, deep skirting boards, fitted carpet, TV aerial lead, ornate fireplace surround with tiled hearth and gas fire as the focal point for the room. Part glazed double doors with window over provide access through to the kitchen.

KITCHEN
Double glazed windows to rear with delightful garden aspect and accompanying double glazed door to rear with staircase leading down to the garden. Velux style roof window, localised wall tiling, series of matching kitchen base units set with roll top work surfaces and inset stainless steel sink unit with drainer. Space and plumbing for utilities.

UTILITY / WC
Opaque double glazed window to rear, heated towel rail, wall mounted boiler, tongue and groove wood panelling to two walls, close coupled WC and wash basin with integrated storage cupboard beneath, space and plumbing for washing machine.

FIRST FLOOR

LANDING
Feature sash window to side, radiator, fitted carpet, high coved ceiling, deep skirting boards, door to airing cupboard housing hot water cylinder and door to WC (as staircase returns) with window to rear, laminate wood flooring and low level WC. Staircase ascends to second floor landing and doors to all rooms.

MASTER BEDROOM
Substantial double bedroom has feature sash window to front, radiator, high corniced ceiling, picture rail, deep skirting boards, fitted carpet, built in triple wardrobe, door to walk in storage closet, ornate period fireplace with attractive tiled slips as the focal point for the room. Door providing access to the en-suite shower room.

EN-SUITE
Feature sash window to side, inset downlighting, heated towel rail, tiled floor and fully tiled walls, suite comprising enclosed shower cubicle with body jets, overhead rainforest shower and separate hand held shower attachment , close coupled WC and pedestal wash basin.

BEDROOM TWO
Substantial double bedroom has feature sash window to rear with delightful garden aspect, radiator, high corniced ceiling, picture rail, deep skirting boards, fitted carpet, fireplace surround with boarded over fireplace as the focal point for the room and door to walk in storage closet.

SHOWER ROOM
Opaque double glazed window to side, heated towel rail, laminate wood flooring, and localised wall tiling. White suite comprises full sized step in shower cubicle and wash basin with integrated storage cupboard beneath.

SECOND FLOOR

LANDING
Skylight roof window, doors to double bedrooms three and four.

BEDROOM THREE
Substantial double bedroom has feature sash window to front, radiator, fitted carpet, fireplace surround with boarded over fireplace and door to walk in storage closet.

BEDROOM FOUR
Substantial double bedroom has window to rear with delightful aspect over garden and beyond, radiator, fitted carpet, built in storage closet and feature fireplace as the focal point for the room.

LOWER GROUND FLOOR

ENTRANCE HALL
Spacious hallway has its own private side entrance door, accompanying double glazed windows to side, radiator, fitted carpet, staircase to / from ground floor entrance hall, doors off.

SITTING ROOM
Feature three piece double glazed bay window to front, radiator, deep skirting boards, fitted carpet, ornate period fireplace with tiled slips as the focal point for the room.

KITCHEN
Double glazed window to rear, part glazed rear door , vinyl flooring, series of modern matching wall and base units set with roll top work surfaces incorporating one and a half bowl stainless steel sink unit and drainer, space for utilities.

UTILITY / STORE ROOM
Double glazed window to side, fitted carpet, space for utilities and meters.

BEDROOM FIVE
Feature sash window to rear, radiator, fitted carpet, series of built in storage cupboards and open fireplace with surround as the focal point for the room.

BATHROOM
Opaque double glazed window to rear, heated towel rail, laminate wood flooring, localised wall tiling, modern white suite comprising shower end bath with wall mounted shower unit and screen, wash basin with integrated storage cupboard beneath.

SEPARATE WC
Laminate wood flooring, close coupled WC and corner wash basin with splashback tiling and storage cupboard beneath.

EXTERNALLY

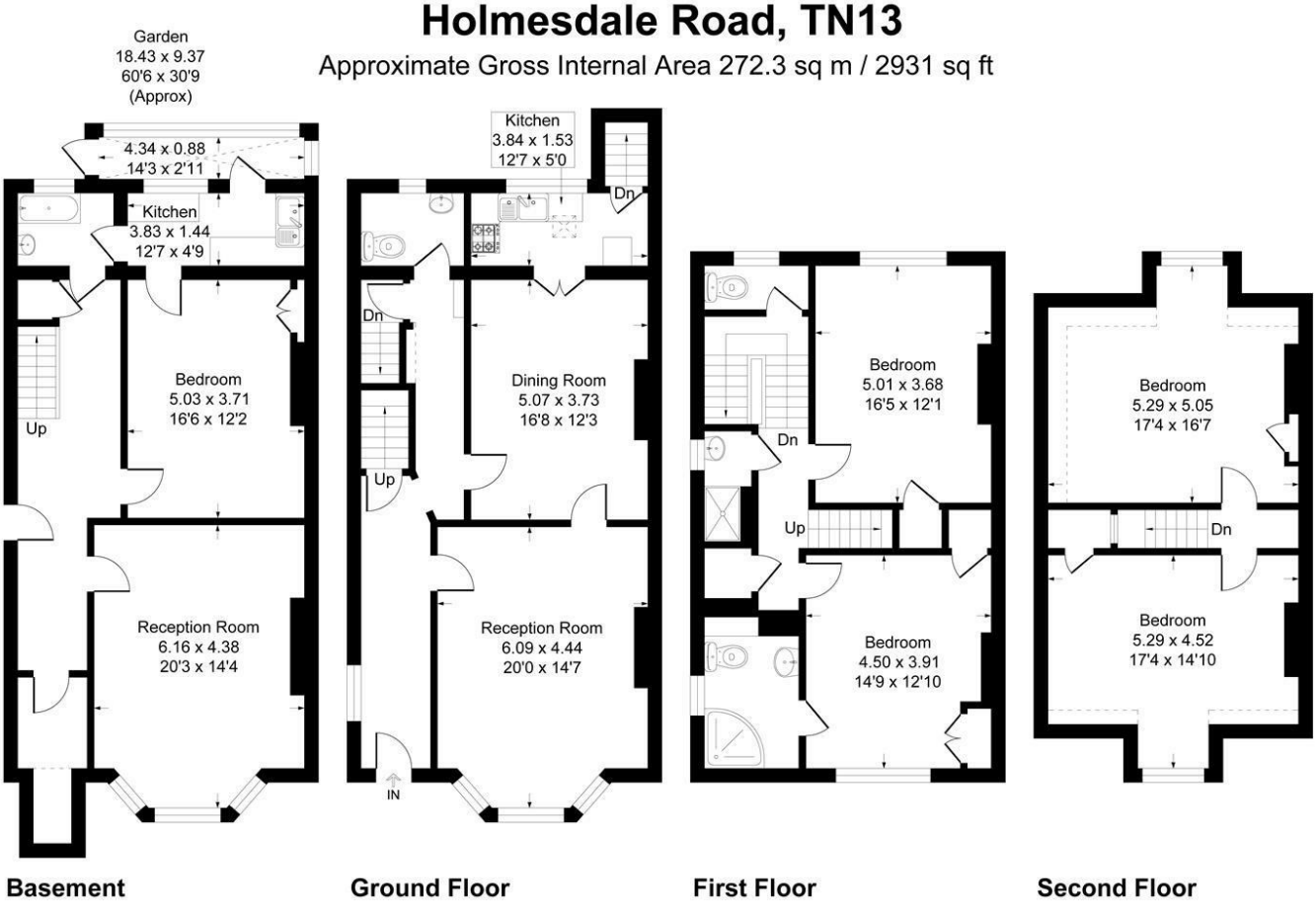
PARKING
There is driveway parking currently for one car to the front of the property as well as plenty of on road parking to Holmesdale Road.

GARDEN
The delightful garden is a genuine feature of the property and is mainly laid to lawn set within a neatly fenced perimeter, complete with well stocked flower and shrub beds providing colour and definition. There is a wide side access point to the left side of the property, with direct access to the garden from the lower ground floor of the property as well as via a staircase descending from the ground floor kitchen.

ADDITIONAL INFORMATION
Property is Freehold
Council Tax Band G

Holmesdale Road, TN13

Approximate Gross Internal Area 272.3 sq m / 2931 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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