KINGS

Thoughtfully extended and well presented throughout, this four bedroom detached family home forms part of the highly sought after and conveniently situated Bradbourne Lakes area of Sevenoaks. With lakeside walks on the doorstep, the property is also within genuine walking distance of Sevenoaks mainline rail station (0.5 miles walk) with its fast and frequent links to London Bridge / Charing Cross in less than thirty minutes, in addition to which, a number of excellent local Schools, as well as all of the shopping, social and leisure facilities on offer in the town centre are readily accessible.

Totalling 1878 sq.ft, the accommodation is considered to be generously proportioned and well planned, currently comprising a substantial entrance hallway, spacious triple aspect reception room with direct access to a side terrace, recently refurbished kitchen / dining room with utility room off, study, bedroom four / family room and a ground floor shower room. To the first floor there is the master bedroom complete with en-suite shower room, two further bedrooms and the family bathroom. Additional benefits include the detached tandem (double) length garage, carriage style in/out driveway providing secure parking for multiple cars and the delightful private rear garden. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

59 Oakdene Road

Sevenoaks, TN13 3HL Freehold

4 3 2 C

Guide Price £950,000

ENTRANCE HALL
Spacious and welcoming entrance hall has part glazed entrance door with accompanying opaque full height window to front, further double glazed leaded light window to front, double radiator, inset downlighting, attractive wood flooring, telephone point, staircase to first floor landing and doors to all rooms.

SITTING ROOM
substantial triple aspect reception room has double glazed leaded light windows to front and rear as well as three piece bi-folding doors to the side and the external terrace. Two double radiators, pendant and wall lights, attractive wood flooring, points for TV and telephone.

KITCHEN / DINING ROOM
Large three piece retracting patio doors to rear providing direct access to the garden, double radiator, inset downlighting and attractive wood flooring. The kitchen area comprises an L-shape of modern wall and base units with matching centre island unit (also with integrated storage base units) set with granite work tops and upstands. Inset one and a half bowl sink unit with tiled splashback, integrated dishwasher, "Stoves" range style multi oven with 7 ring gas hob and space for tall fridge freezer. Open dining are for table and chairs and door providing access to the utility room.

UTILITY ROOM
Dual aspect room has double glazed door to rear and garden as well as double glazed leaded light windows to rear and side. Double radiator, wall mounted boiler, Series of modern matching wall and base units set with granite worktops and upstands (same as in the kitchen). inset one and a half bowl sink unit and drainer, full height integrated larder cupboard, space and plumbing for washing machine / tumble dryer and additional utilities.

STUDY
Dual aspect double glazed leaded light windows to front and side, double radiator, attractive wood flooring and telephone point.

BEDROOM FOUR / FAMILY ROOM
Double bedroom has double glazed leaded light window to front, double radiator and attractive wood flooring.

GROUND FLOOR SHOWER ROOM
Opaque double glazed leaded light window to side, inset downlighting, dark stained wood flooring and built in cupboard housing hot water cylinder. White suite comprising full size step in shower cubicle with tiled surround, close coupled WC and pedestal wash basin.

FIRST FLOOR LANDING
Velux roof window to front elevation over the staircase, inset downlighting, fitted carpet, half door to useful storage closet and further doors to all rooms.

MASTER BEDROOM
Spacious dual aspect double bedroom has double glazed leaded light windows front and rear, two double radiators, fitted carpet, TV point, lever latch door to generous walk in storage closet and further half door to eaves storage area.

ENSUITE SHOWER ROOM
Velux roof window to rear elevation, heated towel rail, dark stained wood flooring, white suite comprising full size step in shower cubicle with overhead rainforest shower and separate hand held attachment, close coupled WC and pedestal wash basin.

BEDROOM TWO
Dual aspect bedroom has double glazed leaded light windows to front and side, double radiator, fitted carpet, TV point and door to walk in storage closet.

BEDROOM THREE
Double glazed leaded light window to rear, double radiator, fitted carpet and built in storage cupboards.

FAMILY BATHROOM
Double glazed leaded light window to rear, heated towel rail, dark stained wood flooring, inset downlighting and localised wall tiling. White suite comprises roll top, claw foot bathtub with telephone style mixer taps and overhead rainforest shower, close coupled WC and pedestal wash basin.

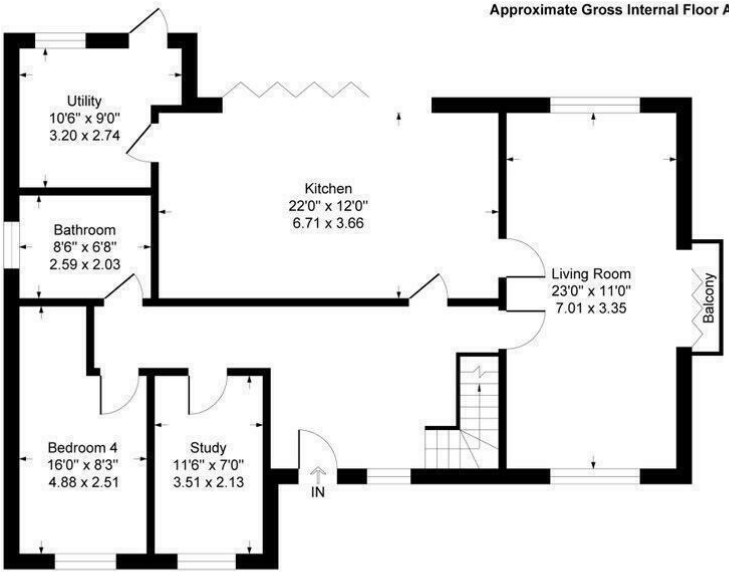
TANDEM GARAGE & PARKING
Tandem (double) length garage with opening double wooden doors to front and side door to garden, accessed via driveway approach to the left side of the property. There is also a carriage style in/out driveway across the front of the property and a self contained gated parking area formerly used for a works van at the front right side of the plot.

GARDENS
Enclosed private rear garden has an extensive paved patio terrace which is ideal for sitting out and entertaining, which leads to the lawned garden area with its flower and shrub borders. There is a further side garden area running down the right side of the property within a neatly fenced perimeter.

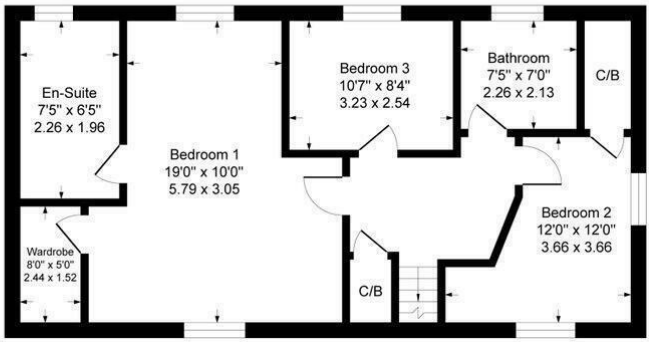
ADDITIONAL INFORMATION
Property is freehold
Council Tax Band F

Oakdene Road, Sevenoaks, TN13

Approximate Gross Internal Floor Area = 174.4 sq m / 1878 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

www.kings-estate-agents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

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

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk