KINGS

An attractive two double bedroom detached bungalow, with excellent scope for extension and modernisation, forming 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 (0.6 miles) 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.

Providing exciting potential for modernisation and / or extension (subject to obtaining all relevant consents), the accommodation is considered to be well planned and proportioned, currently comprising both an entrance porch and hallway, spacious sitting room, separate dining room / bedroom three, kitchen, two double bedrooms and the family bathroom. Additional benefits include the attached single garage with secure driveway parking for two 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 superb bungalow has to offer.

15 Cavendish Avenue

Sevenoaks, TN13 3HP Freehold

3 1 1 E

Guide Price £625,000

ENTRANCE PORCH
Front door and glazing to front aspect, french doors to living room, glazing from front bedroom.

ENTRANCE HALL
Carpet as laid, radiator, access to all rooms.

SITTING ROOM
Carpet as laid, radiator, glazing to front, real central fireplace with brick surround.

KITCHEN / BREAKFAST ROOM
Tiled floor as laid, glazing to rear aspect, external stable door to side access, integrated worktop and cabinets, sink and drainer, integrated fridge/freezer, oven/grill, four burner electric hob with overhead extractor.

MASTER BEDROOM
Carpet as laid, single glazed window to front and side aspect, radiator.

BEDROOM TWO
Carpet as laid, single glazed window to rear aspect, radiator.

BEDROOM 3 / DINING ROOM
Carpet as laid, glazing to rear aspect, radiator.

BATHROOM
Vinyl flooring as laid, glazing to side aspect, towel radiator, wash hand basin, wc, panelled bath with shower and screen.

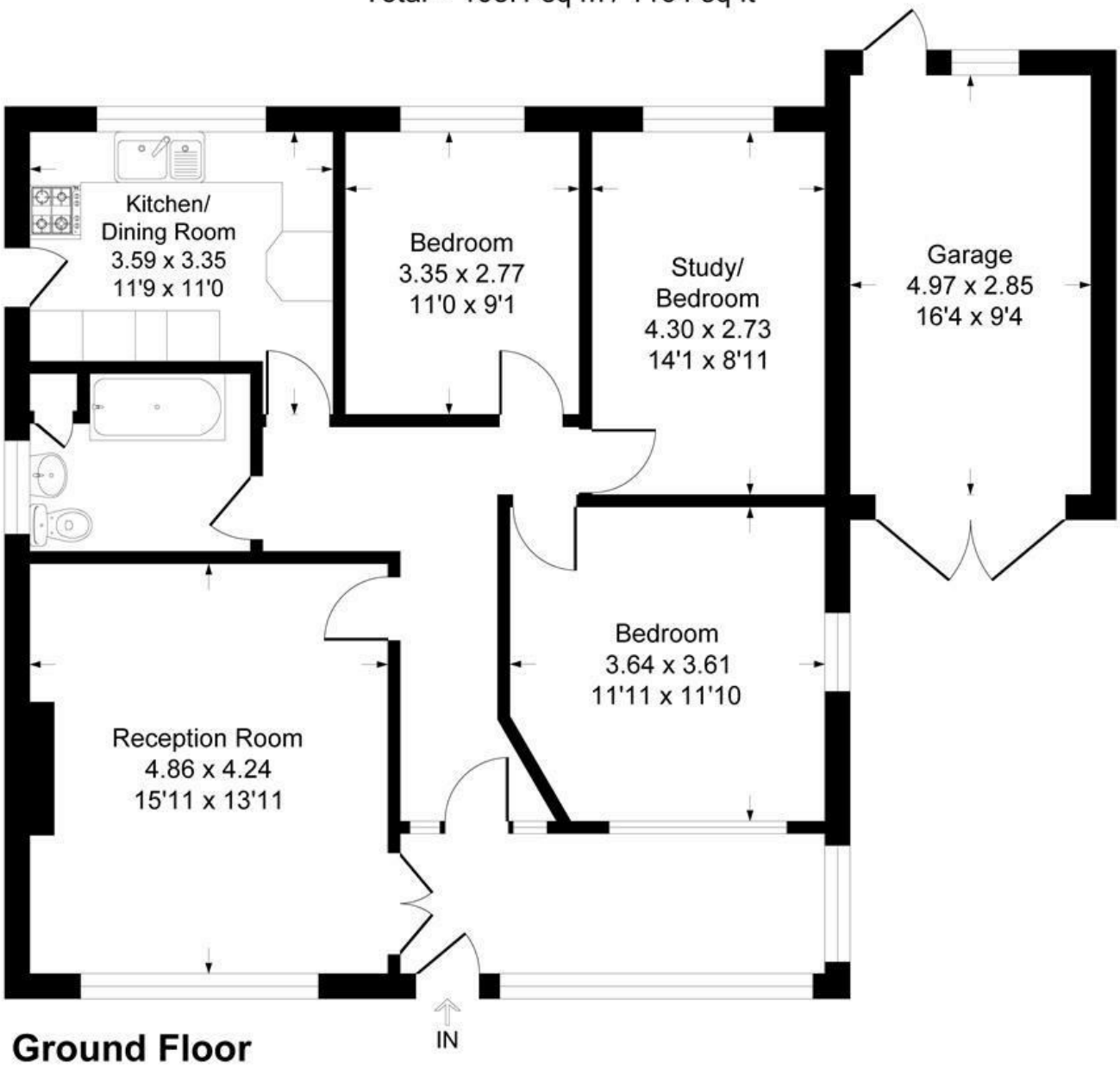
GARAGE & PARKING
Driveway parking for two cars (nose-to-tail) to the front of the property, leading to the attached garage at the side with double wooden doors to front and a part glazed courtesy door to the rear garden.

GARDEN
Delightful private garden is a genuine feature of the property and has side access to / from the front garden. Mainly laid to lawn the garden is set within a neatly hedged and fenced perimeter. There is a paved patio terrace which is ideal for sitting out and entertaining, flower and shrub beds to the garden and rear access to the garage.

ADDITIONAL INFORMATION
Property is Freehold
Council Tax Band E

Cavendish Avenue, TN13

Approximate Gross Internal Area 94.0 sq m / 1012 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 108.1 sq m / 1164 sq ft



Ground Floor

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

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