



A substantial nearly new family home on the Bradbourne Lakes area of Sevenoaks, 0.4 miles walk of Sevenoaks mainline station and 0.8 miles walk of Sevenoaks town centre.

Totalling in excess of 2100 square foot of accommodation and built to an impressively high specification which includes underfloor heating to the entire ground floor, air conditioning, CAT 5 wiring and TV / telephone points throughout, the property also boasts an excellent EPC rating of 94A.

This unique family home comprises a welcoming entrance hallway with WC off, spacious sitting room with bi-folding doors to the garden and a substantial inset contemporary fireplace, stunning kitchen / breakfast room with a comprehensive suite of high end integrated appliances, dining room / conservatory, separate study / family room and utility room. The first and second floors mirror one another providing a total of four generous double bedrooms and four luxuriously appointed bath / shower rooms (three as en-suite facilities). Additional benefits include double width driveway parking, the level lawned garden and the remainder of the new build warranty. Your early viewing comes highly recommended in order to fully appreciate this most comprehensive family home and its supremely convenient location.

## KL House Lambarde Road

Sevenoaks, Kent, TN13 3HU Freehold



Asking Price £1,200,000

## **ENTRANCE HALL**

Front entrance door with opaque double glazed insert and matching full height window to front, further double glazed window to side, attractive flooring is underfloor heated, staircase ascends to first floor landing and doors off to sitting room, family room and ground floor WC.

## **GROUND FLOOR WC**

Opaque double glazed window to side, attractive flooring is underfloor heated, inset downlighting, localised wall tiling in a brick bond pattern, contemporary white suite comprising concealed flush WC and wall mounted wash basin.

## **STUDY/FAMILY ROOM**

Double glazed window to front with bespoke blinds, inset downlighting, air conditioning, attractive flooring is underfloor heated, points for TV and telephone, built in storage cupboards also house the boiler and hot water cylinder.

## **SITTING ROOM**

Generously proportioned reception room has three double glazed piece bi-folding doors to rear providing direct access to the garden, attractive flooring is underfloor heater, air conditioning, inset downlighting and mood lighting, feature inset contemporary "living" fireplace, recessed space for widescreen TV as well as multiple feature display recesses, door to under stairs storage closet. The sitting room shares a social open plan relationship with the kitchen / breakfast room.

## **KITCHEN/BREAKFAST ROOM**

Exceptionally well appointed contemporary kitchen has doubled glazed window to rear with bespoke blinds, continuation of attractive flooring which is underfloor heated, inset ceiling downlighting as well as pelmet lighting, feature roof lantern provides additional natural light with additional concealed feature lighting. The superb kitchen comprises an extensive series of matching wall and base units set with granite work surfaces with matching upstands and a large centre island unit offering additional storage, work surface space and breakfast bar seating. In addition to the inset stainless steel sink unit the kitchen boasts a comprehensive suite of integrated appliances including twin ovens, microwave, coffee maker, wine chiller, full height fridge with matching full height freezer unit, induction hob and extractor. The kitchen / breakfast room share a social open plan relationship with the dining room / conservatory.

## **DINING ROOM**

Spacious additional reception room has double glazed windows with integrated bespoke blinds on three sides as well as double glazed doors providing direct access to the rear garden, vaulted ceiling, continuation of the attractive flooring (underfloor heated) and inset downlighting.

## **UTILITY ROOM**

Opaque double glazed door to side and exterior, inset downlighting, attractive flooring is underfloor heated, wall mounted storage units and space / plumbing for utilities including washing machine and tumble dryer.

## **FIRST FLOOR LANDING**

Double glazed window to front with bespoke blind, radiator, inset downlighting, fitted carpet, return staircase to the second floor and doors off.

## **MASTER BEDROOM**

Generous double bedroom has full height double glazed windows to rear either side of the double glazed French doors and Juliet style balcony. Double radiator, fitted carpet, air conditioning, series of bespoke built in wardrobe fitments

complete with sliding mirrored fronts, points for tv and telephone, door providing access through to the en-suite shower room.

## **EN-SUITE SHOWER ROOM (1)**

Spacious en-suite has double glazed window to side, ladder style heated towel rail, tiled floor with fully tiled walls to match and integrated three piece bathroom cabinet with mirrored fronts. Luxuriously appointed suite comprises oversized step in shower cubicle with feature wall tiling, rainforest shower head and further hand held attachment, concealed flush WC and wash basin on wall mounted plinth.

## **BEDROOM TWO**

Generous double bedroom has double glazed window to front, double radiator, fitted carpet, air conditioning, wall and pendant lighting, points for TV and telephone.

## **FAMILY BATHROOM**

Ladder style heated towel rail, inset downlighting, , tiled floor with fully tiled walls to match, charger for electric toothbrush and shaver point. Contemporary white suite comprises bathtub with central mixer tap and shower attachment, concealed flush WC and wash basin with integrated storage drawers beneath.

## **SECOND FLOOR LANDING**

Radiator, inset downlighting, fitted carpet, door to linen closet and doors off.

## **BEDROOM THREE**

Spacious double bedroom has twin Velux windows to rear with bespoke electric blinds and opening, double radiator, air conditioning, built in double wardrobe with sliding mirrored fronts, points for TV and telephone. Door providing access to en-suite shower room.

## **EN-SUITE SHOWER ROOM (2)**

Spacious en-suite has Velux window to side, ladder style heated towel rail, tiled floor with fully tiled walls to match. Luxuriously appointed suite comprises full width step in shower cubicle with rainforest shower head and further hand held attachment, concealed flush WC and wash basin with integrated storage drawers beneath, Double doors lead to useful storage closet.

## **BEDROOM FOUR**

Generous double bedroom has twin Velux windows to side with bespoke electric blinds and opening, double radiator, fitted carpet, air conditioning, series of built in wardrobe fitments with sliding mirrored fronts points for TV and telephone. Door providing access to en-suite shower room.

## **EN-SUITE SHOWER ROOM (3)**

Spacious en-suite has Velux window to side with bespoke blind, ladder style heated towel rail, tiled floor with fully tiled walls to compliment. Luxuriously appointed suite comprises full width step in shower cubicle with feature tiled surround, rainforest shower head and further hand held attachment, concealed flush WC and wash basin with integrated storage drawers beneath, Double doors lead to useful storage closet.

## **PARKING**

The attractively paved frontage provides double width parking for two cars side by side.

## **GARDEN**

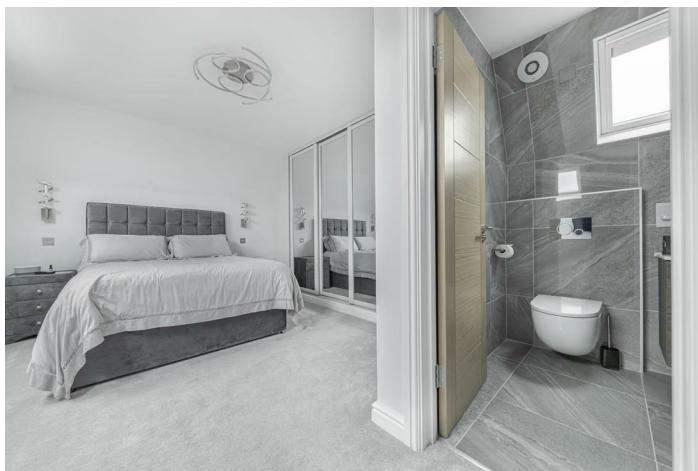
Set in a neatly fenced perimeter with side access, the rear garden is predominately laid to lawn and level with a paved patio terrace providing space on which to sit out and entertain.

## **ADDITIONAL INFORMATION**

Property is freehold

Council Tax Band F





## Lambarde Road, TN13

Approximate Gross Internal Area 195.9 sq m / 2109 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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4 Station Parade, London Road, Sevenoaks, Kent,  
TN13 1DL  
T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

