



Following a thoughtful and thorough programme of refurbishment and extension, this four bedroom family home occupies a highly desirable and convenient central Sevenoaks location, within easy reach of the mainline rail station (0.9 miles), with its fast and frequent links to London Bridge / Charing Cross possible within just thirty minutes. In addition there are a selection of excellent schools on the doorstep, with Sevenoaks Primary School being just 0.4 miles walk away. In the town centre there are a wealth of all shopping, social and leisure facilities available including beautiful Knole Park.

Considered to be exceptionally well presented and planned, the generously proportioned accommodation currently comprises a welcoming entrance hallway, sitting room, separate family room, superb open plan kitchen / dining space that stretches across the entire width of the rear of the property with bi-folding doors that lead straight onto the sun terrace, there is also a utility room and ground floor WC. To the first floor the master bedroom benefits from a contemporary en-suite shower room, with three further double bedrooms sharing the well appointed family bathroom. Externally the property boasts side by side parking for at least two cars on the driveway, whilst to the rear of the property the garden is tiered over several levels, providing a delightful far reaching aspect beyond. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

## 24 St. James's Road

Sevenoaks, Kent, TN13 3NQ Freehold



Guide Price £850,000

## **ENTRANCE HALL**

Front entrance door with double glazed inserts, radiator, inset downlighting, Attractive wood effect flooring, stairs to first floor landing with understairs storage cupboard. Doors off.

## **SITTING ROOM**

Double glazed window to front, radiator, pendant lighting, continuation of attractive wood effect flooring, shelved display alcove, TV point and feature fireplace with limestone surround and hearth as the focal point for the room. Open plan access to the rear of the sitting room leads to the kitchen / dining room.

## **FAMILY ROOM**

Double glazed window to front, radiator, inset downlighting, continuation of attractive wood effect flooring and feature shelved display alcove.

## **KITCHEN / DINING ROOM**

Substantial kitchen / dining room is open plan running the full width across the rear of the property, with delightful far reaching views afforded over the garden and beyond. Arranged as follows.

### **KITCHEN AREA:**

Superb fitted kitchen has a double glazed picture window to rear with delightful far reaching aspect, inset downlighting, attractive wood effect flooring, pendant lighting over the breakfast bar area. The well appointed kitchen boasts an extensive series of matching wall and base units set with quartz work surfaces and matching upstands. Inset stainless steel sink unit and integrated appliances including under counter fridge and freezer, dishwasher, oven with matching microwave, four ring hob and overhead extractor.

### **DINING AREA:**

Open dining area has five piece bi-folding doors to the rear providing a social arrangement between the property and the sun terrace, as well as affording far reaching views beyond the garden. Radiator, continuation of the attractive wood effect flooring, feature lighting.

## **UTILITY ROOM**

Inset downlighting, attractive wood effect flooring, plenty of space for coats and shoes etc, storage base unit with quartz work top over as well as space and plumbing for both washing machine and tumble dryer. Door providing access through to the ground floor WC.

## **GROUND FLOOR WC**

Opaque double glazed window to side, radiator, inset downlighting, attractive wood effect flooring, contemporary white suite comprises concealed flush WC and wash basin with integrated storage cupboard beneath.

## **FIRST FLOOR LANDING**

Inset downlighting with access hatch to loft, fitted carpet and doors off to all rooms.

## **MASTER BEDROOM**

Spacious double bedroom has double glazed window to front, radiator, fitted carpet and door providing access to the en-suite shower room.

## **EN-SUITE SHOWER ROOM**

Heated towel rail, inset downlighting, attractive wood effect flooring and lit wall mirror. Contemporary suite comprises full size step in shower cubicle with fully tiled surround, concealed flush WC and wash basin with tiled splashback and integrated storage cupboard beneath.

## **BEDROOM TWO**

Double bedroom has double glazed window to rear with delightful far reaching aspect beyond the garden, radiator and fitted carpet.

## **BEDROOM THREE**

Double bedroom has double glazed window to rear with delightful far reaching aspect beyond the garden, radiator and fitted carpet.

## **BEDROOM FOUR**

Double bedroom has double glazed window to front, radiator, fitted carpet and door to spacious walk in storage closet.

## **FAMILY BATHROOM**

Ceiling light pipe, inset downlighting, heated towel rail, attractive wood effect flooring and lit wall mirror. Comprehensive bathroom suite comprises, bathtub with central mixer tap and tiled splashback, separate full size step in shower cubicle with fully tiled surround, rainforest shower head and separate handheld shower attachment, close coupled WC, wash basin with tiled splashback and double storage unit beneath.

## **PARKING**

Driveway parking exists to the front of the property for a minimum of two cars.

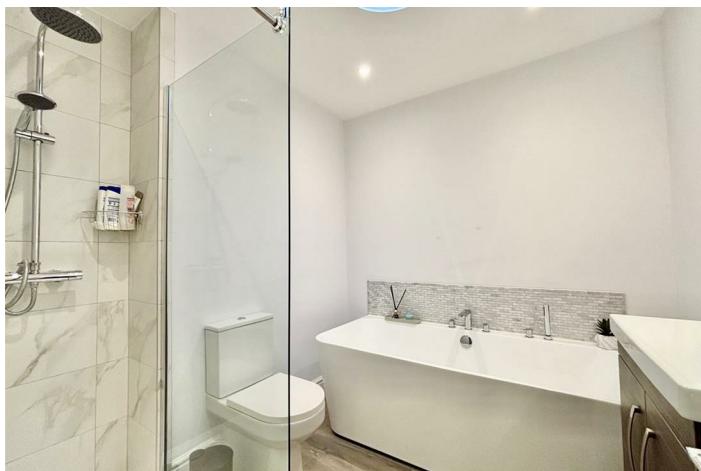
## **GARDEN**

With side pedestrian access from the front, the rear garden is tiered with a pair of paved sun terraces providing an ideal area in which to sit out and entertain, whilst taking advantage of delightful far reaching rearward views. The lower garden tier is mainly laid to lawn with a screening of trees to the foot of the garden and a detached garden studio / store.

## **ADDITIONAL INFORMATION**

Property is Freehold  
Council Tax Band E





# St. James's Road, Sevenoaks, TN13

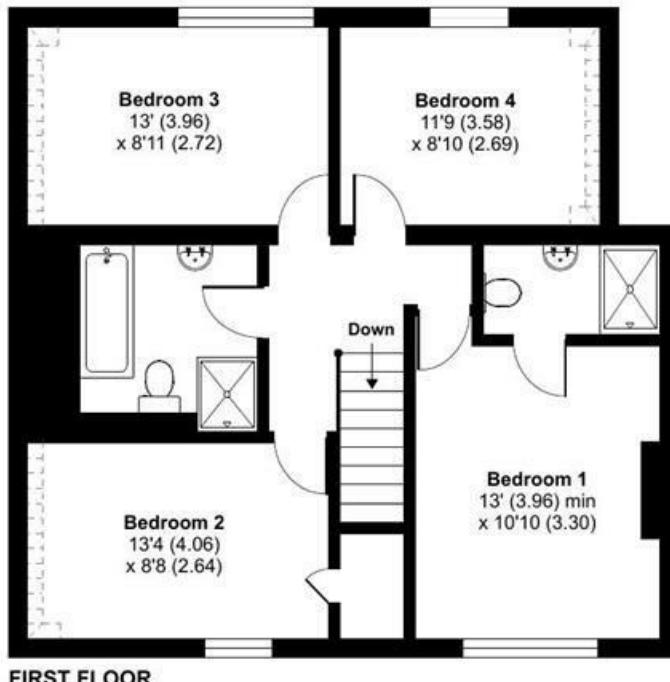
Approximate Area = 1440 sq ft / 133.7 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Outbuilding = 85 sq ft / 7.8 sq m

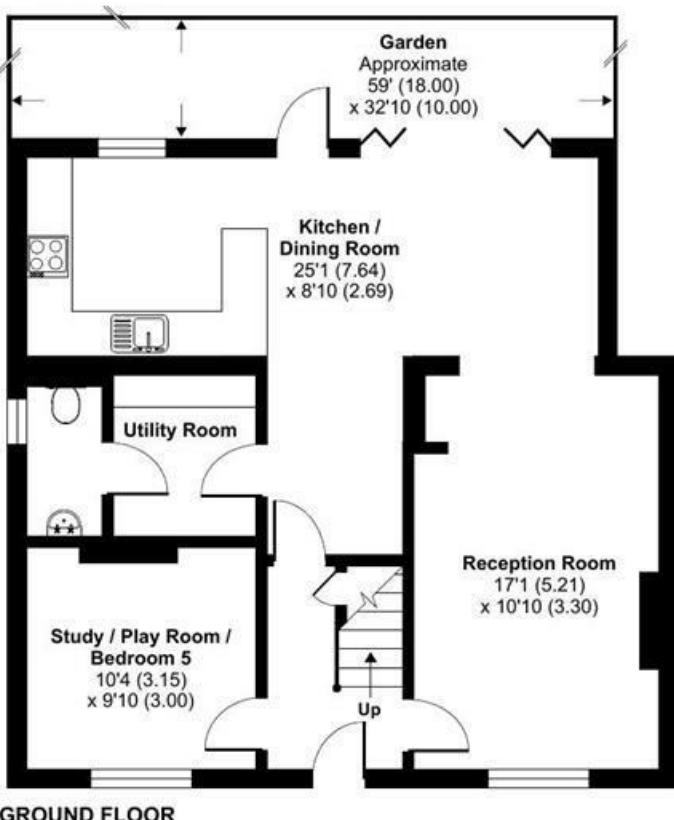
Total = 1552 sq ft / 144.1 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2023.  
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