



Bosville Road
Sevenoaks, Kent TN13 3JD

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A delightful three bedroom semi detached house positioned 0.4 miles from Sevenoaks station and 1 mile from the town centre. This home has been extended by the current owners and offers spacious accommodation.

- Semi detached house
- Three bedrooms
- Open plan living / dining space
- Extended
- Two bathrooms
- Well maintained
- Driveway
- Good location for High Street & Station

PROPERTY

This well presented three bedroom family house offers bright and spacious living over two levels. The front door leads into a centrally located hallway with space for shoe and coat storage, leading to the kitchen to one side and the living / dining room to the other side. The spacious and well-proportioned living / dining room benefits from attractive wooden flooring and a large feature window. The living / dining room gives access to the family room which is an extension built by the current owners. It is a bright space with a large skylight and another large feature window. There are French doors leading out to the garden.

There is a modern fitted shower room comprising a white suite and freestanding shower. Both the family room and the shower room have modern Amtico flooring. The family room could be closed off if required using the bifold doors to create a guest room with ensuite.



The kitchen has been fitted with a range of wall and base units with complimentary work surfaces running over and is a bright space benefitting from a double aspect. There is space for the necessary appliances, a built-in oven and microwave and separate gas hob with extractor over and a door leading out to the patio. Stairs rise up from the entrance hall to the first floor landing giving access to three good size bedrooms. The landing and all the bedrooms have real wood flooring laid. Bedroom one has fitted wardrobes and looks out to the front, the second bedroom has a double aspect and the third has a rear garden outlook. There is access to the loft which provides ample storage. It is partly boarded, the boarded area measuring approximately 19 ft x 8 ft.

OUTSIDE

The property is approached via a brick paved driveway which provides off street parking for two cars, side access leads round to the rear garden which features a patio, level area of lawn and well stocked borders. There is also a good size timber shed providing storage for gardening tools and bicycles.

SURROUNDING AREA

The property is located in the sought-after Bradbourne Lakes area of Sevenoaks, approximately 0.4 of a mile from the mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street in as little as 23 minutes). There are local amenities close at hand around Sevenoaks Station including a Lidl Supermarket, Little Waitrose and doctor's surgery. Sevenoaks High Street is just 1 mile away and has a number of pubs, restaurants and shops as well as the Stag Theatre and Cinema, Vine Cricket Ground and Sevenoaks Leisure Centre with swimming pool and fitness suite. There are several parks close by including Sandpits Recreation Ground and Riverhead Parkland. Sevenoaks Wildlife Reserve is a short walk away and the famous Knole Park with 1,000 acres of deer parkland and



and the stunning Knole House to explore is 1.2 miles away. Access to the M25 (junction 5) and A21 can be found at the Chevening interchange 1.4 miles away which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus and the South Coast.

Schooling is excellent in the area with Granville School, Riverhead Infants, Amherst Junior and Sevenoaks Primary schools all within walking distance together with Knole Academy. Trinity School and the Weald of Kent Grammar Annexe are a short drive away and there are several top class private schools close by including the internationally renowned Sevenoaks School as well as further grammar schools for both boys and girls in Tonbridge and Tunbridge Wells. The property is a short walk to Acorns Nursery, Squiggles Day Nursery and Bright Horizons Nursery both in Riverhead.

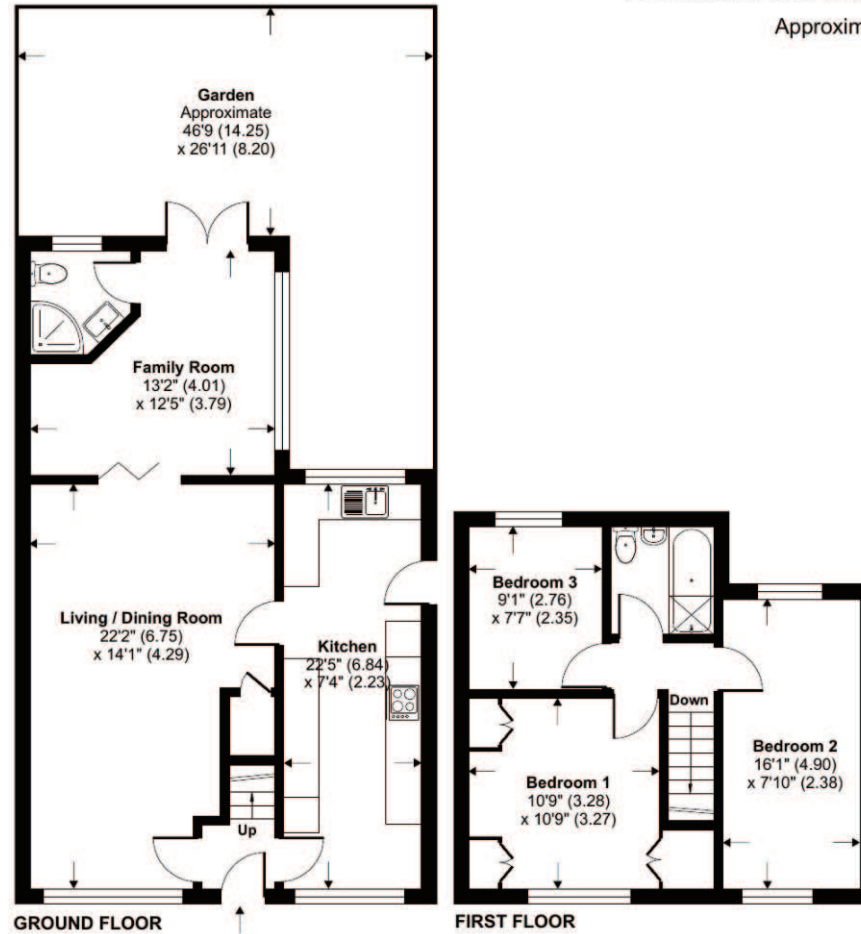




Bosville Road, Sevenoaks, TN13

Approximate Area = 1067 sq ft / 99.1 sq m

For identification only - Not to scale



TENURE

Freehold.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council - Band D.

ENERGY PERFORMANCE CERTIFICATE

EPC rating D.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Humberts. REF: 1241949

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