NEWLY REFURBISHED 2 BEDROOM MID-TERRACE HOUSE, SET IN A PRIME SEVENOAKS LOCATION, 0.8 MILES OF THE STATION

25 BRADBOURNE ROAD, SEVENOAKS, KENT, TN13 3PZ

Guide Price £350,000, Freehold
Sitting/Dining Room • Kitchen • Two Bedrooms • Bathroom • Rear Terrace

Situation
25 Bradbourne Road is located in a sought after Sevenoaks position, ideally located for both the station and High Street, with its multitude of shops, supermarkets, pubs and restaurants.

- Comprehensive Shopping: Sevenoaks (0.6 miles), Tunbridge Wells and Bluewater.
- Mainline Rail Services: Sevenoaks (0.8 miles) to London Bridge/Charing Cross/Cannon Street.
- Schools: There are many highly regarded schools in the area both state and private.
  www.goodschoolsguide.co.uk
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket and Rugby in the Vine area of Sevenoaks.
- Communications: The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports.

Description
25 Bradbourne Road is a newly refurbished two bedroom mid-terrace house, offering light, open plan and stylishly presented living accommodation. The property is located in a desirable Sevenoaks road, 0.8 miles from the station.
• Oak flooring to the ground floor.
• The sitting/dining room links with the kitchen to create a spacious and light living space for ideal both everyday living and entertaining.
• The kitchen is fitted with a contemporary and comprehensive range of wall and base cupboards with work surfaces incorporating a sink. Appliances include a hob (with extractor over), oven, dishwasher, fridge/freezer and washer/dryer. Stairs rise to the first floor and access is provided to the rear terrace.
• There are two bedrooms arranged over the first floor together with a well appointed bathroom.
• To the rear of the property is an enclosed walled terrace with an access gate to the neighbouring property.

Agents note
The property has right of way to the rear of the neighbouring properties.

Services
All mains services connected. Gas fired central heating via radiators.

Outgoings
Sevenoaks District Council – 01732 227000.
Tax band ‘C’.

Directions
From Sevenoaks High Street proceed north on the A225 which continues onto the Dartford Road. When you reach the top of St. Johns Hill turn left opposite the row of shops onto Bradbourne Road and number 25 can be found shortly on the left hand side.

Viewing
Strictly by appointment with Savills.
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