

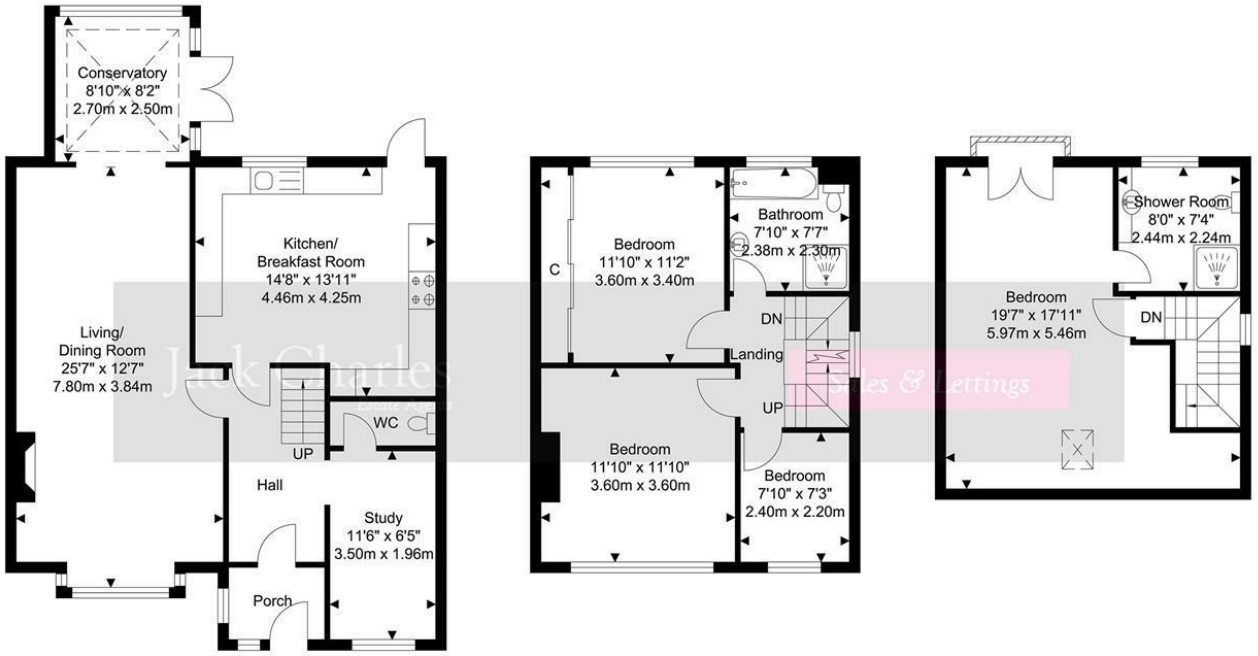
4 Christies Avenue, Badgers Mount, Sevenoaks, TN14 7AN. Asking price £595,000

Jack Charles
Estate Agents

Sales & Lettings

- Well presented four bedroom semi detached family home
- Attractive countryside views to the rear
- Separate study and ground floor cloakroom
- Rear garden with raised seating areas
- Approximately 0.8 miles from Knockholt station
- Sitting room opening into a dining area and conservatory
- Principal bedroom with Juliet balcony and ensuite
- Elevated position within a no through road
- Generous kitchen/breakfast room
- Family bathroom with separate bath and shower

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

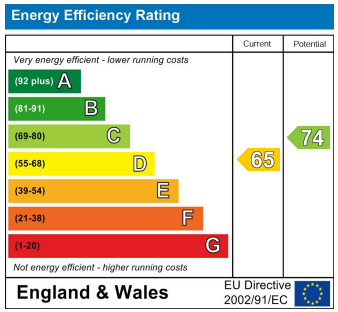


Ground Floor
Approximate Floor Area
758.85 SQ.FT.
(70.50 SQ.M.)

First Floor
Approximate Floor Area
451.33 SQ.FT.
(41.93 SQ.M.)

Second Floor
Approximate Floor Area
350.90 SQ.FT.
(32.60 SQ.M.)

TOTAL APPROX FLOOR AREA 1561.09 SQ.FT. (145.03 SQ. M.)
For Identification Purposes Only.



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this well presented four bedroom semi detached family home, situated in an elevated position within a no through road in the sought after semi rural location of Badgers Mount. The property enjoys attractive views over open countryside to the rear and offers spacious and versatile accommodation arranged over three floors, together with a delightful rear garden and driveway parking for three cars.

The property is conveniently positioned within walking distance of Knockholt station and within easy reach of both Sevenoaks and Orpington town centres.

Internally, the accommodation comprises an enclosed entrance porch leading through to the entrance hall, with stairs rising to the first floor and access to the principal ground floor rooms. The spacious living room enjoys a front aspect and is open plan with the dining area and beyond the conservatory. This provides a lovely additional seating area overlooking the garden, with French doors opening onto the raised seating area.

The kitchen/breakfast room is a particularly good size and is fitted with a range of wall and base units, ample work surfaces and a one and a half bowl sink beneath a window overlooking the rear garden. There is a range cooker with an extractor above, an integrated dishwasher and space for a washing machine and fridge/freezer. The room comfortably accommodates a breakfast table and chairs and has a door providing access to the garden. A separate study to the front of the property, with an adjoining cloakroom, completes the ground floor accommodation.

To the first floor are three bedrooms, two of which are double rooms benefiting from fitted wardrobes. These are served by a family bathroom comprising a panelled bath, separate shower, WC and wash hand basin.

The second floor provides a superb principal bedroom with an ensuite shower room and a Juliet balcony enjoying lovely views over the rear garden and adjoining countryside. The ensuite comprises a corner shower, WC and vanity wash hand basin.

Outside, the property benefits from driveway parking for three cars, together with an area of lawn and steps leading down to the entrance porch. To the rear is a delightful garden with a raised seating area with glass panels adjoining the house, providing an excellent space for outside dining and entertaining whilst enjoying the countryside views. Steps lead down to another seating area with excellent storage space under the property the remainder is predominantly lawned, with a further seating area laid to flint at the far end and a garden shed

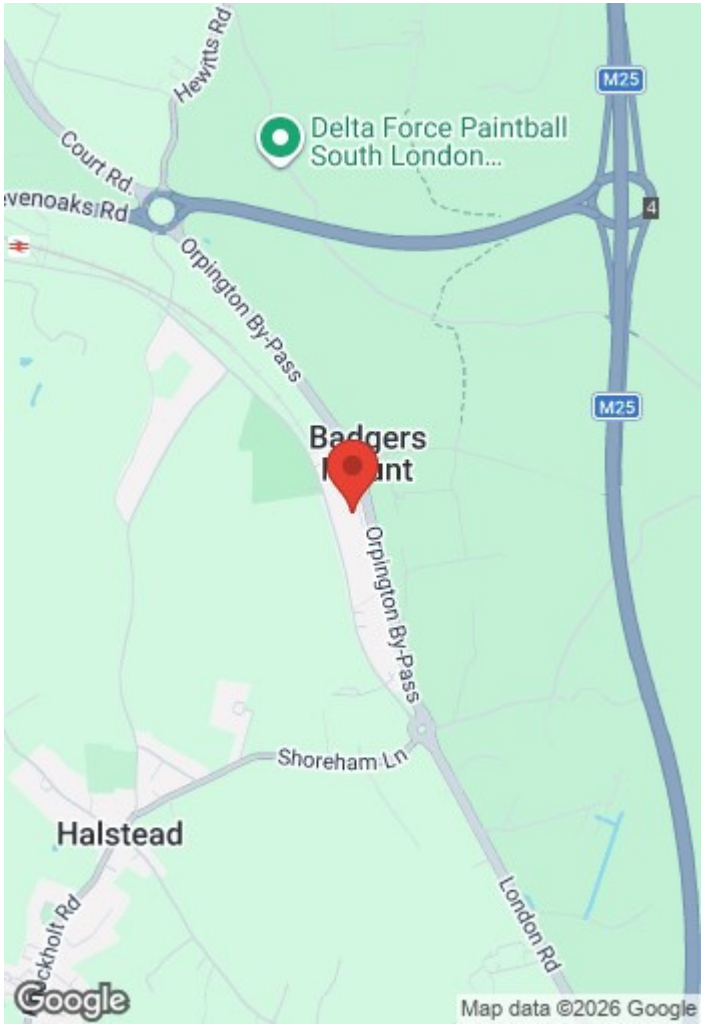
Viewing is recommended to appreciate the accommodation and setting this lovely family home has to offer.

Location

Badgers Mount offers a desirable semi rural setting between Sevenoaks and Orpington, combining access to the surrounding countryside with convenient transport connections and nearby amenities.

Knockholt station is approximately 0.8 miles from the property, providing rail connections into London. Junction 4 of the M25 is less than three miles away, offering access to the wider motorway network.

Halstead Community Primary School is nearby, with further state and independent schooling available in the surrounding area. Sevenoaks and Orpington both offer a comprehensive choice of shopping, leisure and recreational facilities.

















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Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk



