mrcoxexcel@gmail.com John Cox 07768 133262

Stoneycroft Burntwood Road Sevenoaks

BUNGALOW	BEDROOMS	BATHROOMS	SIZE
Corner plot	3	2	1400 sq. ft. 130 sq. m.

Stoneycroft is a detached bungalow on the corner of Grassy Lane and Burntwood Road offering well-proportioned accommodation on a prominent corner position in a delightful residential road on the favoured south side of town and is within easy walking distance of The National Trust property Knole Park, the town centre for an extensive range of shops and restaurants, the bus station, Solefields Prep and Sevenoaks School. The railway station is 10 minutes away by car or 30 minutes on foot.















Please note: some photographs have been enhanced with AI

Please check all measurements against the original Architect's Plans (with the owner)

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The property comprises:



Lounge / Dining Room 7300mm x 3700mm / **24' x 12'**
Conservatory 3000mm x 3000mm / **9'10" x 9' 10"**
Stoneham Kitchen Double aspect with Quooker hot water tap, Neff induction hob, two Neff ovens plus a built in Bosch fridge, freezer and Miele dishwasher. 4890mm x 3000mm / **16' x 10'**
Utility Room with sink & taps plus space and plumbing for tumbler dryer & washing machine. Wall mounted Worcester gas fired Bosch Combi boiler central heating.
Bedroom 1 – master bedroom with en-suite shower room and spacious built in wardrobes. 4592mm x 3700mm / **15' x 12'**
Bedroom 2 – with space to replace the built in wardrobe with an en-suite shower room. 5513mm x 3350mm / **16' x 11'**
Bedroom 3 – doubles as a study with a desk and beds 4500mm x 3350mm **13' x 11'**
Family Bathroom – with shower over the bath
Shower Room (en-suite for bedroom 1)
Visitor's WC.
Garage One: Detached, high ceiling for 2 cars plus storage. Electric door. *Landline 'phone.* ***Electric car charging port***
Garage Two: Detached for 3 cars. High ceiling for cars plus storage. Electric door. Electricity and water.
Basement – below 85% of the house. Entered from a side door. Plenty of storage.
Large Garden – mostly laid to grass with established shrubs.
Council tax Band G



◆ *Driveway parking for 5 or more cars* ◆ *Gas fired central heating via radiators* ◆ *Hive Smart Heating & lighting* ◆ *Extensive range of cupboards and built-in wardrobes* ◆ *Large light filled windows* ◆ *P.I.V. Ventilation Unit* ◆ *Smart meters for Gas & electricity* ◆ *High Visibility Low Voltage Security Lights around the property*

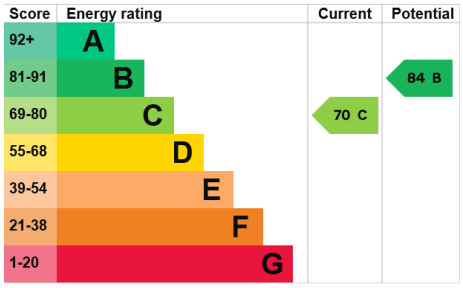
Please note: A local builder suggested increasing the angle of the roof to add one or more en-suite bedrooms in the resulting roof space and / or converting one or both large garages into an annexe or home office. There really is a lot of opportunity to create the house you want or simply accept it as an excellent living space with generous and versatile accommodation.
I have lived here since 2004 and enjoyed the wonderfully quiet roads and neighbourhood.

£1,190,000

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Energy Performance Certificate



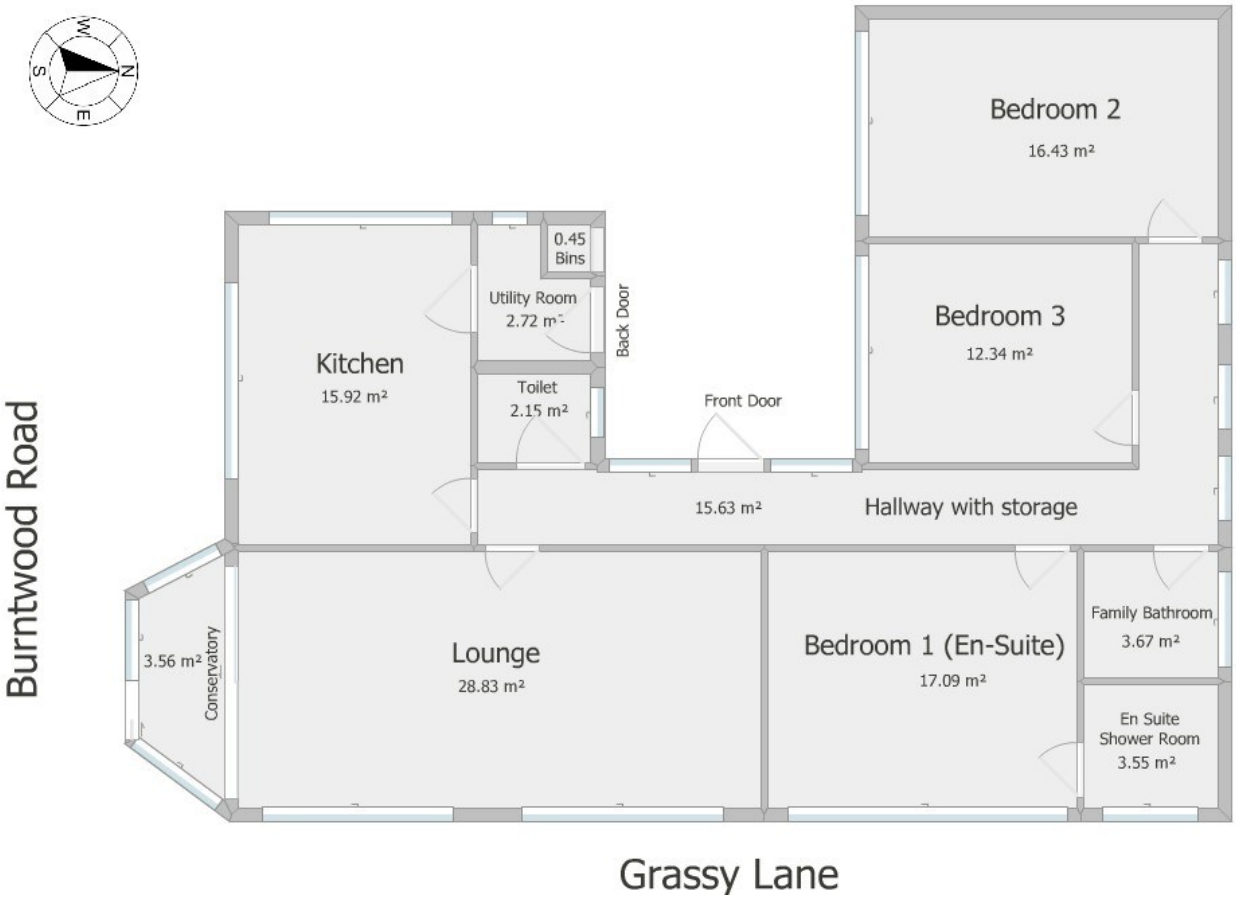
Stoneycroft
Burntwood Road
SEVENOAKS
TN13 1PT

Energy rating
C

Valid until
13 June 2035

Certificate number
0310-2107-0560-2795-6121

Floorplan



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