



**Four bedroom  
detached family  
home with annex  
located in the ever  
desirable area of  
West Kingsdown,  
Sevenoaks**

**Guide price £700,000 to  
£725,000**



**Hazell Holland**  
SALES & LETTINGS



45 Hever Road  
West Kingsdown  
Sevenoaks  
TN15 6EB



### Entrance Hall

Double glazed entrance door with double glazed leaded light window to side. Ceramic flooring. Coved ceiling. Dado rail. Built-in storage cupboard. Understairs storage space.

### Ground Floor Cloakroom

Double glazed frosted leaded light window to front. Tiled flooring. Coved ceiling. Low level w.c. Pedestal hand wash basin.

### Bedroom Four / Office

14'7 x 10'2 (4.45m x 3.10m )  
Double glazed leaded light window to front. Laminate wood flooring. Coved ceiling. Radiator.

### Lounge

27'6 x 15'5 (8.38m x 4.70m )  
Double glazed bay leaded light window to rear. Double glazed french doors leading to garden. Carpet/ Laminate wood flooring. Coved ceiling. Double radiator. Radiator. Working fire place.

### Kitchen

12'7 x 10' (3.84m x 3.05m )  
Double glazed leaded light window to front. Ceramic flooring. Coved ceiling. One and half single drainer sink unit with mixer tap. Range of wall and base units with built-in double oven, hob and extractor fan with integrated fridge freezer, washing machine and dish washer. Tiled splash backs.

### Dining room

15' x 13'4 (4.57m x 4.06m )  
Double glazed leaded light window to rear. Carpet. Coved ceiling. Double radiator. Part glazed door leading to lobby.

### Lobby

Double glazed leaded light window to side. Double glazed door leading to garden.

### Landing

Carpet. Built-in airing cupboard. Access to loft partly boarded.

### Master Bedroom

13 x 12'7 (3.96m x 3.84m )  
Double glazed leaded light window to front. Laminate wood flooring. Radiator. Eaves storage cupboard. Built-in storage cupboard.

### En-Suite Shower Room

Extractor fan. Laminate wood flooring. Low level w.c. Shower cubicle. Tiled splash backs.

### Bedroom Two

15' x 14'7 (4.57m x 4.45m )  
Double glazed leaded light window to front. Carpet. Radiator. Eaves cupboard.

### Bedroom Three

8'9 x 9' (2.67m x 2.74m)  
Double glazed leaded light window to front. Laminate wood floor. Radiator.

### Bathroom

10'3 x 5'5 (3.12m x 1.65m )  
Double glazed frosted window to rear. Tiled floor. Tiled walls. Pedestal hand wash basin. Panelled bath. Low level w.c.

### Garden

85' x 55' (25.91m x 16.76m )  
Paved patio area. Steps up to laid to lawn. Shingle patio area. Flower beds. Outside tap. Shed. Side access.

### Garage

15'6 x 9' (4.72m x 2.74m)  
Up an over door. Wall mounted boiler..

### Off street parking

Driveway providing parking for 2/3 vehicles



## One Bedroom Annex - EPC rating C

### Entrance Hall

Double glazed entrance door with double glazed leaded light window to side. Carpet. Coved ceiling. Double radiator.

### Kitchen

15' x 8'6 (4.57m x 2.59m )  
Double glazed leaded light window to rear. Part glazed door lead to rear. Vinyl tiled floor. Double radiator. Tiled splash backs. Range of wall and base units . Single drainer sink unit with mixer tap. Plumbing for washing machine.

### Landing

Carpet. Access to loft.

### Lounge

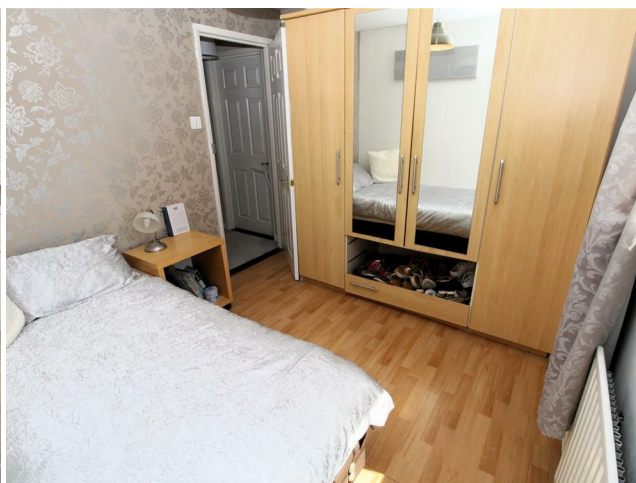
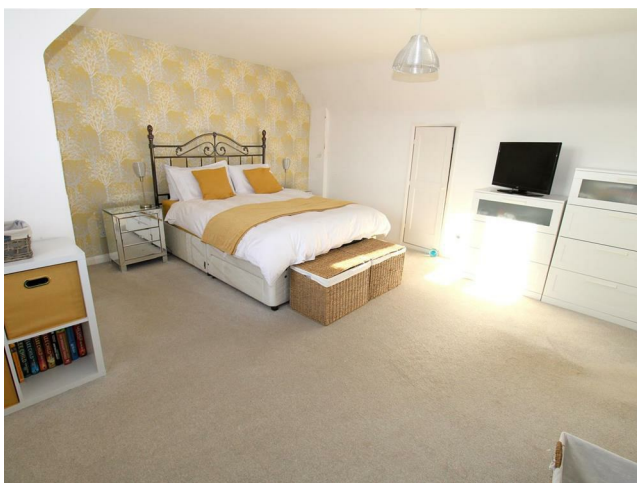
12 x 9'7 (3.66m x 2.92m )  
Double glazed leaded light window to front. Carpet. Double radiator.

### Bedroom

9'1 x 9'1 (2.77m x 2.77m )  
Double glazed leaded light window to rear. Carpet. Radiator.

### Bathroom

5'8 x 5'8 (1.73m x 1.73m)  
Double glazed frosted leaded light window to rear. Vinyl floor. Tiled splash backs. Low level w.c. Pedestal hand wash basin. Panel bath with shower screen.









Situated in the ever desirable area of Hever Road, West Kingsdown Sevenoaks, this delightful four Bedroom detached spacious house with an annex is on the market by Hazell Holland for the first time since built. Offering a perfect blend of comfort and elegance. With a generous layout, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The heart of the home is complemented by four well-appointed bedrooms with one conveniently located on the ground floor or could be an office, providing ample space for family living or accommodating guests.

The main property features a family bathroom, en suite to the main bedroom and a ground floor cloakroom ensuring convenience for all residents. Additionally, the house includes a one-bedroom annex, which presents a fantastic opportunity for multi-generational living, adding versatility to this already impressive property.

Situated on a corner plot, the house benefits from a generous 85' x 55' garden, perfect for gardening enthusiasts or those who enjoy outdoor activities. The surrounding area of Sevenoaks is known for its picturesque landscapes and vibrant community, making it an ideal location for families and professionals alike. Ample parking is provided by the driveway to front.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its spacious interiors, modern amenities, and the added benefit of an annex, this residence is sure to attract those looking for a blend of comfort and practicality. Do not miss the opportunity to make this exceptional property your own.

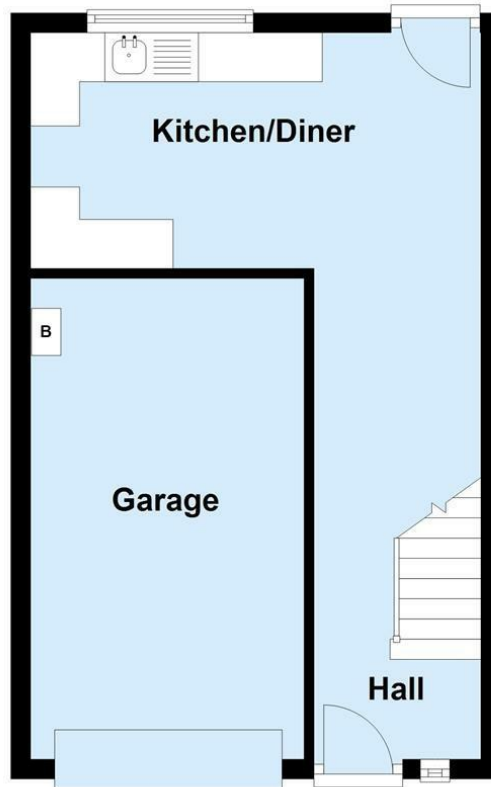




## One bedroom Annex

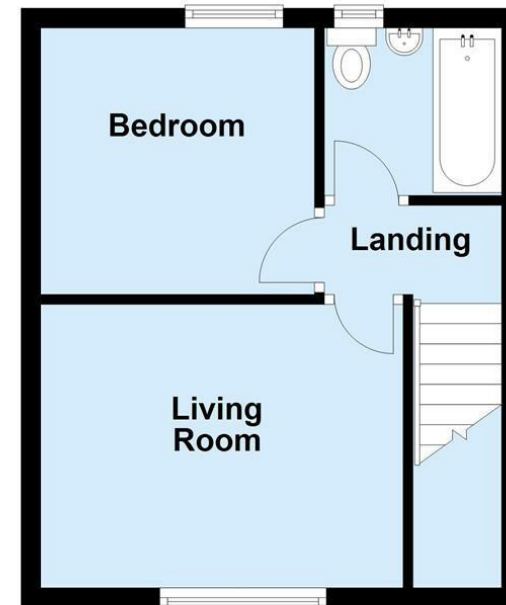
### Ground Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



### First Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 60.8 sq. metres (654.7 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

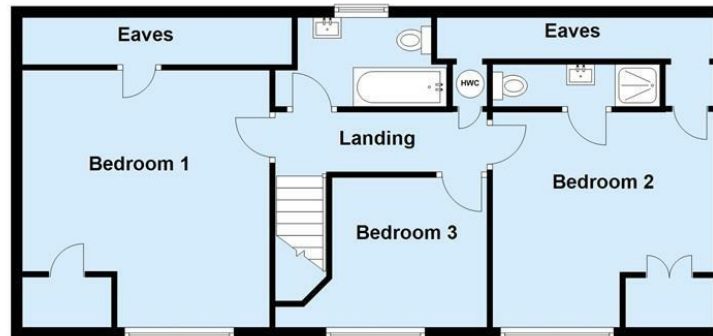
## Ground Floor

Approx. 93.9 sq. metres (1011.0 sq. feet)



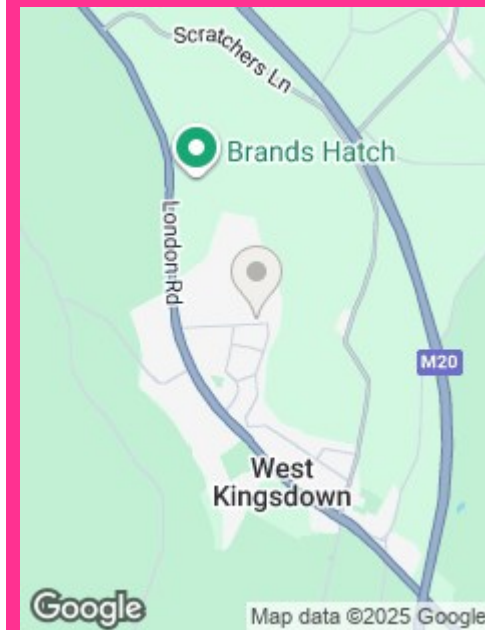
## First Floor

Approx. 69.6 sq. metres (749.1 sq. feet)



Total area: approx. 163.5 sq. metres (1760.1 sq. feet)

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Plan produced using PlanUp.



## CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

