



Well-proportioned semi-detached family house overlooking Bradbourne Lakes, set in a prime Sevenoaks location.

2 The Dell, Lambarde Road, Sevenoaks, Kent, TN13 3JG

£975,000 Freehold





- Spacious semi-detached house
- Delightful outlook over Bradbourne Lakes
- Station approx. 0.5 miles
- High Street approx. 1 mile
- Landscaped gardens
- Double garage & ample off-street parking

About this property

2 The Dell is a well-proportioned semi-detached family house offering light and versatile living accommodation. The property benefits from a wonderful outlook over Bradbourne Lakes, together with landscaped gardens, a double garage and ample off-street parking. It is set in a prime Sevenoaks location for the station, High Street and Sevenoaks Primary School.

- The entrance hall has a staircase rising to the first floor and provides access to the cloakroom.
- The principal reception rooms provide excellent areas for both entertaining and family living. The double aspect sitting room has a fireplace inset with a gas stove and enjoys an abundance of natural light with the inclusion of a sliding door to the rear garden. The formal dining room has an outlook to the front garden and Bradbourne Lakes beyond. There is also a study with double doors to the rear garden.
- The spacious kitchen/breakfast room is fitted with a comprehensive range of wall and base cupboards. Work surfaces incorporate a 1½ bowl sink. Integral Neff appliances include an oven, hob (extractor over), combination microwave oven, dishwasher and fridge.

- An adjoining hallway provides access to the side of the property and garage, which benefits from a utility area with a fitted base and wall cupboards with a sink and space for a washing machine, tumble dryer fridge and freezer.
- The principal bedroom is arranged over the first floor with built-in wardrobes and a modern en suite shower room. Access is provided to the substantial roof terrace, which enjoys wonderful views of Bradbourne Lakes.
- There are three further double bedrooms, two of which include built in wardrobes. Two of the bedrooms also include a pedestal wash basin.
- The well-appointed family bathroom comprises a fitted bath with a shower over, pedestal wash basin, bidet, heated towel rail and W.C.
- The property is approached over a driveway providing ample parking and leads to the attached double garage. The front lawn is well stocked with herbaceous beds.
- The landscaped rear garden provides a delightful backdrop to the house. It comprises a generous paved terrace, ideal for al fresco entertaining. An adjoining area of lawn is bordered with mature trees and shrubs, backing onto woodland. There is also a shed.

• Agent note: Photographs taken in April 2018.



Local Information

2 The Dell is set in a popular Sevenoaks location, ideally situated within 0.5 miles of the station and 1 mile of the High Street, offering a multitude of shops, supermarkets, pubs and restaurants. It also benefits from Bradbourne Sandpits Recreation Area, which is within 0.3 miles. The area is in the very lowest UK air pollution category according to MappAir (www.bbc.co.uk/news/science-environment-42566393).

Comprehensive Shopping:

Sevenoaks (1 mile). Bluewater.

Mainline Rail Services:

Sevenoaks (0.5 miles) to London Bridge/Charing Cross/Cannon Street.

Primary Schools: Sevenoaks, St John's CEP St Thomas' RCP and Lady Boswell's CEP Schools.

Secondary Schools: Knole Academy, Weald of Kent

Grammar and Trinity Secondary Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.

Private Schools: Sevenoaks, New Beacon, The Granville and Solefields Prep Schools.

Walthamstow Hall for Girls.

Sevenoaks and Tonbridge Secondary Schools. St Michael's and Russell House Prep Schools in Otford. Radnor House School in Sundridge.

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, rugby and hockey in the Vine area of Sevenoaks.

All distances are approximate.

Tenure

Freehold

Local Authority

Sevenoaks District Council.

Tax Band 'G'

Energy Performance

EPC Rating = C

Directions

From our office on Sevenoaks High Street proceed in a southerly direction and turn right onto London Road. Continue to follow the road, go past the station on your left and take the first right onto Hitchen Hatch Lane. Take the first road on your left onto Bradbourne Park Road and the second road on your left onto Bosville Road. Keep right as the road changes to Lambarde Road. Continue to follow the road and 2 The Dell can be found on the right opposite Bradbourne Lakes.

Viewings

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.





2 The Dell, Lambarde Road, Sevenoaks, Kent, TN13 3JG
Gross Internal Area 1897 sq ft, 176.2 m²

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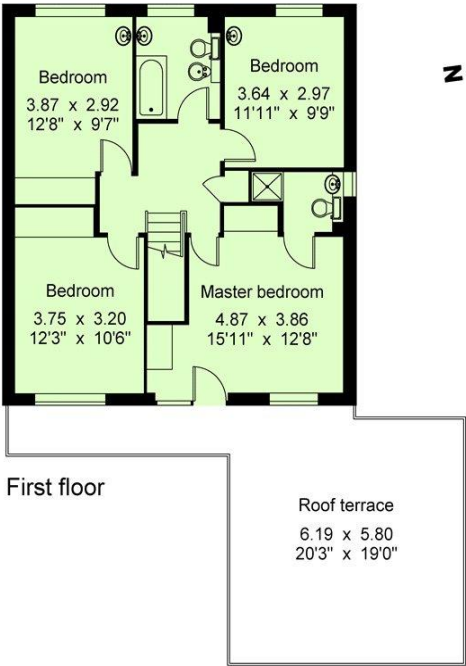
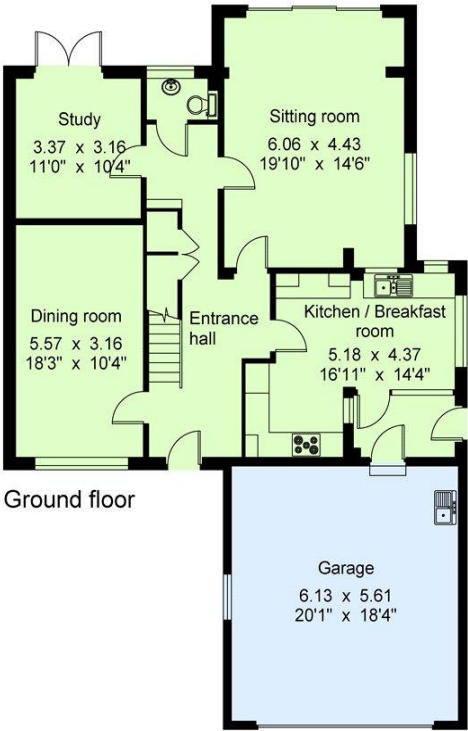
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2 The Dell, Sevenoaks

Gross internal area (approx.)

- House - 176.3 sq m (1897 sq ft)
- Garage - 35.0 sq m (376 sq ft)

For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	70	81
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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