



Attractive and well-proportioned family home, ideally located for the station and local primary schools.

7 Lyndhurst Drive, Sevenoaks, Kent, TN13 2HD

£1,350,000 Freehold



- Attractive family home • Well presented
- Excellent location for schools and station
- Versatile accommodation • Established gardens
- Sevenoaks station approx. 0.6 miles

About this property

7 Lyndhurst Drive is an attractive family home dating from the 1930s which has been extended since and provides versatile accommodation arranged over three floors. The property is well presented with an appealing contrast of period features and modern fittings, including an impressive kitchen with bi-fold doors to the rear terrace. Of particular note is the location on this popular residential road, within approx. 0.6 miles via a footpath to Riverhead and Amherst schools.

- The reception rooms comprise a spacious drawing room with a bay window to the front and a feature fireplace. The sitting room also has a bay window with double doors to the rear terrace and a fireplace with wood burning stove.
- The stylish kitchen/breakfast room is fitted with a range of wall and base cupboards with matching island unit incorporating a sink, integral appliances and a walk-in pantry. Bi-folding doors open the entire width of the kitchen onto the terrace and garden.
- An adjacent utility room and a cloakroom complete the ground floor.
- The first floor comprises three bedrooms and a family bathroom. Two bedrooms are served by en suite shower rooms, with one also having a dressing room, which could be used as a nursery.
- The second floor comprises two further bedrooms and a well-appointed shower room.
- To the front of the house is a brick paved driveway leading to a

garage with integral access. To the rear is a well maintained south facing garden with mature trees and shrubs providing privacy, as well as a large terrace, ideal for al fresco entertaining.

Local Information

- Comprehensive Shopping: Sevenoaks (1.2 miles) and Bluewater (16.7 miles).
- Mainline Rail Services: Sevenoaks (0.6 miles) to London Bridge/Charing Cross/Cannon Street.
- Primary Schools: Riverhead Infants and Amherst Juniors (both 1 mile and 0.4 miles via a public footpath), St Thomas' RCP, St John's CEP, Sevenoaks, 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, Tonbridge and Walthamstow Hall Secondary Schools. The Granville, Sevenoaks, Walthamstow Hall, Solefields and New Beacon Prep Schools. St Michael's and Russell House Prep Schools in Otford. Radnor House School in Sundridge
- Leisure Facilities: Holmesdale Cricket Club and Holmesdale Bowls Club. Sailing and water sports on Chipstead Lake and tennis at the village club. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough. Sevenoaks Leisure Centre. Cricket, Hockey, Football and Rugby in the Sevenoaks Vine area.
- All distances are approximate.





Directions

From Sevenoaks mainline station, proceed on the London Road towards Riverhead and take the fourth turning on the left onto Britains Lane. Take the first right onto Lyndhurst Drive where number 7 will be found along on the left.

Agent note: The images date from 2010

Tenure Freehold

Local Authority Sevenoaks District Council

Energy Performance EPC Rating = C

Viewing - All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.

7 Lyndhurst Drive, Sevenoaks, Kent, TN13 2HD
Gross Internal Area 0 sq ft, m²

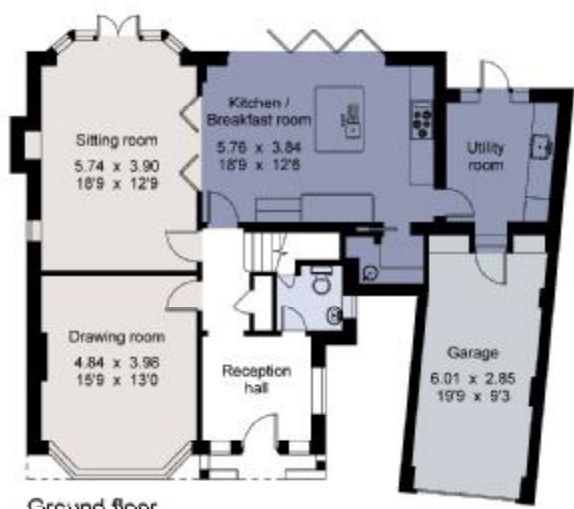


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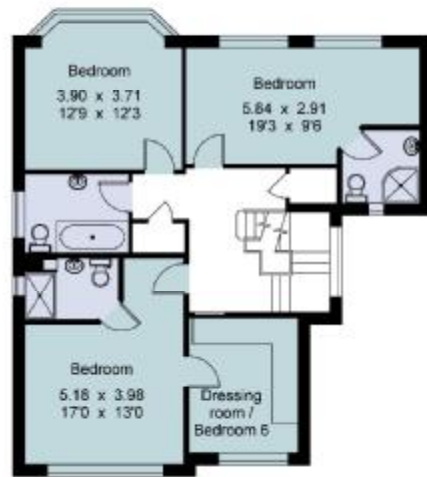
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7 Lyndhurst Drive, Sevenoaks
Gross internal area (approx) 218.0 sq m (2346 sq ft)
Garage 18.2 sq m (196 sq ft)
Total 236.2 sq m / 2542 sq ft



Ground floor

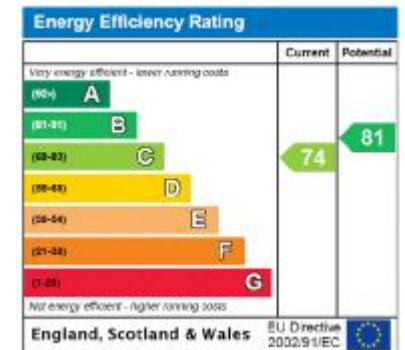


First floor



Second floor

For identification only - Not to scale
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