



**Braeside** Oak Avenue, Sevenoaks, Kent

**STRUTT & PARKER**

## Braeside

Oak Avenue, Sevenoaks, Kent  
TN13 1PR

A charming characterful family home offering scope to update and situated in a delightful private road on the south side of Sevenoaks

Sevenoaks Station 1.5 miles, Sevenoaks 0.9 miles, Junction 5 M25 4.9 miles

Reception hall | Dining room | Sitting room  
Drawing room | Kitchen/breakfast room  
Family room | Utility room | Two downstairs WC's  
Integral double garage with wine store | Store room | Master bedroom with en-suite | Four double bedrooms | One single bedroom  
Shower room | Family bathroom | EPC rating D

### In all about 0.38 acres

#### The property

Braeside is an attractive family home, believed to have been built in the 1920's and retaining many original features, whilst offering scope to modernise and update. The house is constructed of brick with part weather boarded elevations under a tiled roof, with recently installed double glazed windows throughout.

The property is situated on a delightful private road, to the south side of Sevenoaks, providing easy access into Sevenoaks town, station and some good local schools.

The principal reception rooms are well proportioned, with attractive outlooks onto the mature front and rear gardens and there are a wealth of original features throughout the property including oak parquet flooring, quarry tiled flooring, attractive fireplaces and painted wooden panelled doors with thumb latches.

The drawing room is a large bright room, with an attractive bay window and double doors leading

into the sitting room. Both rooms have access out to the paved terrace and gardens which wraps around the house.

There is a large kitchen/breakfast room with a lovely decked area leading off this room out to the garden. The kitchen is fitted with a range of units and central island/breakfast bar, with space for a range cooker and appliances. There is a separate utility room and the family room offers the potential to be incorporated into the kitchen or made into a separate TV room or playroom.

The double garage is integral and has a useful store room currently used as a wine store. There is potential to extend above the garage, subject to the usual planning permissions.

Upstairs there is a light and spacious landing with a delightful outlook to the front garden. The master bedroom is a lovely room with bay window and en-suite bathroom. There are five further bedrooms, a family bathroom and separate modern shower room.

#### Location

Braeside is situated on a quiet and sought after private road, within striking distance of highly regarded schools, including The New Beacon, The Sevenoaks School and Solefields School.

Sevenoaks town is under a mile away, offering a wealth of recreational and educational facilities and has a range of independent shops, restaurants and supermarkets. The mainline station is just over 1.5 miles away, with a good train service into London Charing Cross and Cannon Street in approximately 30/35 minutes.

Junction 5 M25 is under 5 miles away and provides quick and easy access to other motorway networks Gatwick, Heathrow, City and Stansted Airports, Ashford and Ebbsfleet International Stations, which is approximately 17 minutes to London St Pancras, The Channel Tunnel and Bluewater Shopping Centre.

For more information on train services and schools, please visit [national rail](http://nationalrail.gov.uk) and [Kent-pages/education](http://kentpages.com).



## Outside

The property is set within delightful established gardens, with box hedging providing privacy to the front of the house. The original brick pathway leads to the front door and in turn to the double garage and driveway, where there is ample parking for cars.

The rear garden, which is predominantly laid to lawn, is delightful, with a range of fruit and specimen trees and an attractive flagstone terrace area, ideal for entertaining. The garden is fenced on all sides, with yew hedging and there is a useful greenhouse behind the garage.

## General

**Services:** All main services

**Fixtures and fittings:** Only those items mentioned in the sale particulars are included in the sale. Other items may be available by separate negotiation

**Local authority:** Sevenoaks District Council  
01732 227000

**Council Tax:** Band 'H'. Charge for 2015/2016  
£3,115.38









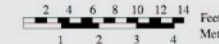
**Floorplans**  
 House gross internal area 3668 sq ft (340.8 sq m)  
 Garage gross internal area 411 sq ft (38.2 sq m)  
 For identification purposes only.



**First Floor**



**Ground Floor**



For Identification Purposes Only.  
 © 2015 Trueplan (UK) Limited (01892) 614 881

**Directions**

From Sevenoaks High Street proceed in a southerly direction and turn right opposite Sevenoaks School into Oak Lane. Take the third turning on the left into Grassy Lane and continue along this road for 0.3 mile. Turn right into Oak Lane and Braeside can be found shortly on the right hand side.

**Sevenoaks**

15 Bank Street, Sevenoaks, Kent TN13 1UW

**01732 459900**

sevenoaks@struttandparker.com  
 struttandparker.com

55 offices across England and Scotland,  
 including 10 offices in Central London

IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2015. Particulars prepared October 2015.