



Ibbett Mosely

95 Hever Avenue, West Kingsdown,
Sevenoaks, TN15 6DS



This fabulous detached modernised bungalow has all that's required for the concerning buyer with open plan living at the heart of its design and efficient effective use of underfloor heating and fabulous finished materials.

We strongly recommend an internal viewing to fully appreciate what it has to offer.

Guide Price £725,000 to £750,000

Entrance Hall

The entrance hall welcomes you into the home with a bright and airy feel, thanks to large windows and a glazed front door that floods the space with natural light. Its tiled floor complements the neutral walls, creating a versatile backdrop for various styles of furnishing. The hall offers ample space for seating and display, setting a warm and inviting tone for the rest of the property.

Kitchen / Diner / Sitting Room 34'8" x 13'10"

This impressive open-plan space combines kitchen, dining, and sitting areas in one expansive room. The kitchen is fitted with contemporary grey cabinetry and a central island topped with a white countertop, ideal for casual dining or entertaining. Integrated appliances and a farmhouse-style sink add to the modern feel. The sitting area features comfortable leather sofas arranged around a wooden coffee table on a patterned rug, with large glazed doors opening out onto the garden, flooding the room with natural light and extending the living space outdoors.

- Fully Refurbished in 2021
- Stunning Finish Throughout
- Two Bathrooms
- Lateral Living for Ease of Mobility
- Underfloor heating throughout
- Electric gated parking for multiple cars
- Good sized flat garden & Social Patio
- Close to Amenities & Motorway Network
- Guide Price £725,000 to £750,000

Utility Room

The utility room is a compact, well-organised space featuring grey cabinetry and integrated appliances including a washing machine and dryer. The room benefits from a tiled floor and clean white walls, with wooden internal doors providing a warm contrast. This space offers practical storage and functionality adjacent to the kitchen area.

Master Bedroom 17'5" x 13'4"

Spacious and stylish, the master bedroom is a tranquil retreat with large floor tiles and natural light streaming through plantation shutter-covered windows. The room easily accommodates a large bed, bedside tables, and additional seating, with a comfortable armchair positioned beside a dresser and television. Neutral tones and minimalist furnishings create a calm and restful atmosphere, enhanced by an en suite bathroom accessed through a door within the room.





En suite

The en suite bathroom complements the master bedroom with matching stone-effect tiled walls and floor, delivering a modern and cohesive look. It includes a floating vanity unit with integrated basin, a wall-mounted toilet, and a large walk-in shower with a sleek glass screen. Recessed lighting enhances the warm tones of the tiles, while the layout maximises both style and practicality.

Bedroom

9'10" x 9'9"

This charming bedroom offers a cosy yet functional space, enhanced by built-in wardrobes featuring sliding doors with a mirrored panel. The room benefits from natural light through a window fitted with white plantation shutters, creating a bright and airy feel. The neutral tones and simple decor provide a calm and inviting atmosphere, ideal for restful nights.

Bathroom

The bathroom is fully tiled with sophisticated stone-effect tiles, creating a warm and contemporary ambiance. It features a white bath with a sleek glass screen, a wall-mounted toilet, and a modern, floating vanity unit with ample storage beneath the basin. A window brings in natural light, while recessed ceiling lights add to the bright, clean aesthetic.

Rear Garden

The garden is a generous and private outdoor space, featuring a large paved patio area ideal for outdoor dining and seating. Beyond this, a well-maintained lawn is bordered by mature trees and shrubs, offering a peaceful setting and plenty of room for outdoor activities or gardening. The garden enjoys an open aspect to the rear, with a mix of greenery providing both seclusion and a pleasant natural outlook.





Front Exterior

The front exterior presents a welcoming and well-maintained frontage with a wide gravel driveway leading to the house and an attached garage. The property is approached through a gated entrance with brick pillars and a low brick wall, offering privacy and security. The covered porch with a pitched roof adds charm and shelter to the entrance, completing the inviting first impression of this spacious home.

Garage

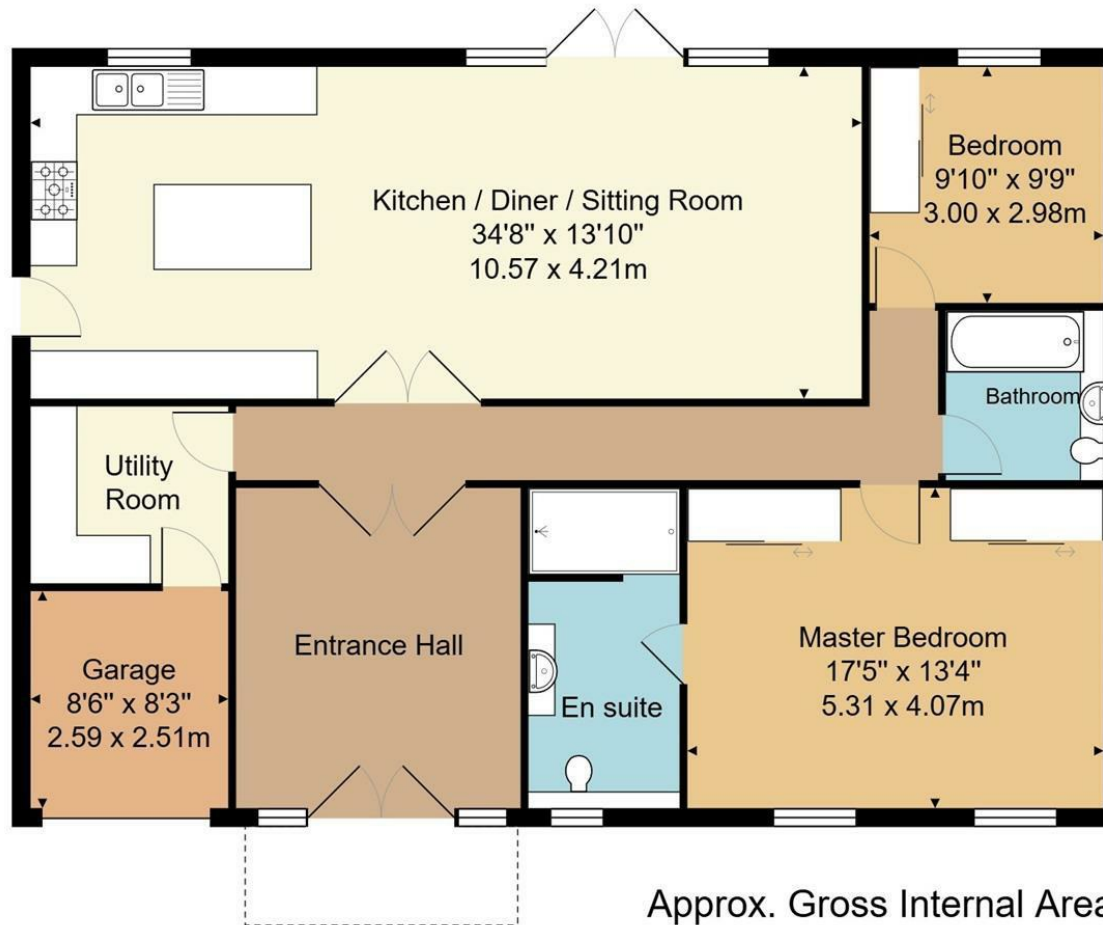
8'6" x 8'3"

The garage is a practical space with internal access via the utility room, providing secure parking or additional storage. Measuring a modest size, it is suitable for a single vehicle and offers convenience within the overall layout of the property.

Location

Hever Avenue is set approximately seven miles to the northeast of Sevenoaks, which is a thriving, vibrant town with excellent shopping, entertainment and sporting facilities, as well as fast trains to the West End and City of London with journey times from 28 minutes. There are local shops in West Kingsdown just over 100 yards from the house, whilst the quaint village of Otford is about 4 miles away, which has a train service into London Victoria. The area is renowned for the excellent selection in schooling including local village primary and junior schools, grammar schools in Sevenoaks, Tonbridge and Maidstone, prep schools in Sevenoaks and Otford and public schools in Sevenoaks and Tonbridge.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Sevenoaks 01732 452246

EPC Rating- C

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