21 Oak Warren, Sevenoaks, TN13 1NR.

Jack Charles
Estate Agents

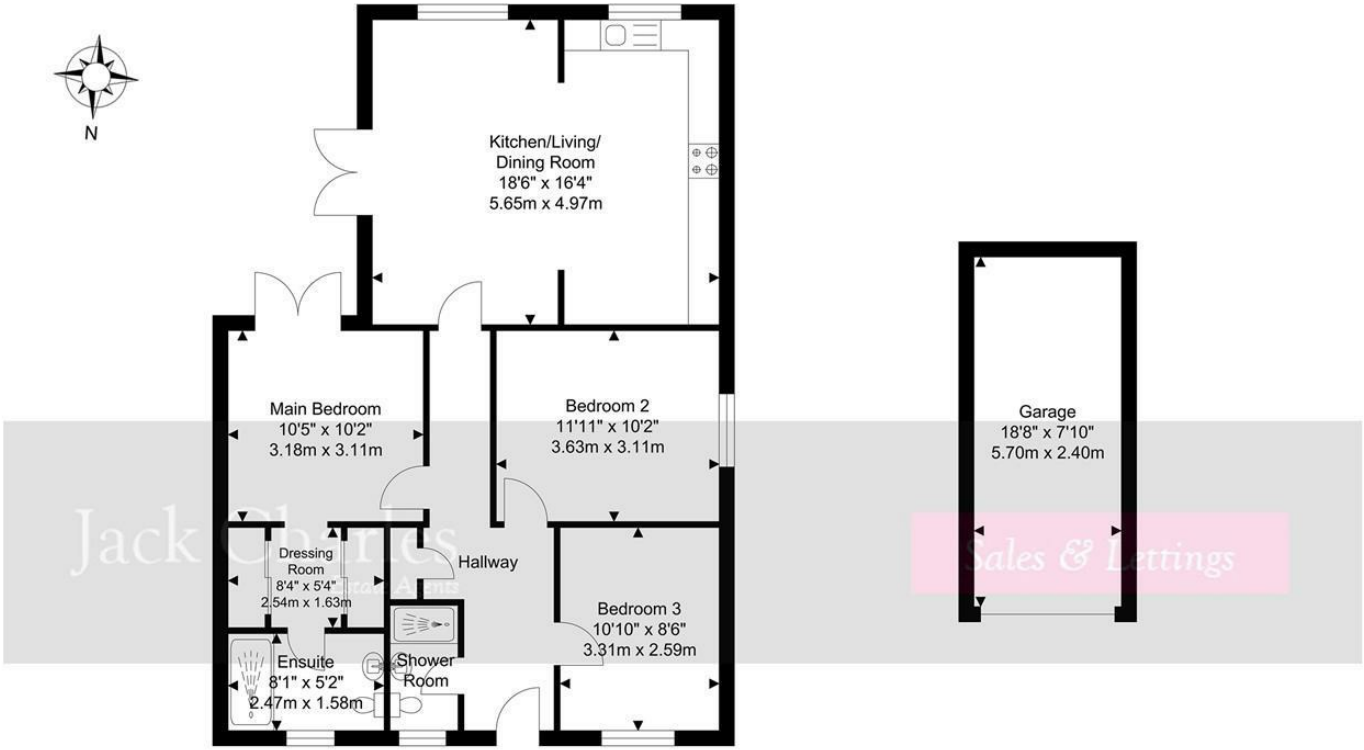
Guide Price £775,000 - £825,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached Bungalow
- Three Bedrooms
- Drive & EV Charger
- Woodland Development
- Ensuite & Family Shower Room
- Garage En-Bloc
- Stunning Openplan Kitchen/family room
- Landscaped Gardens
- Communal Grounds

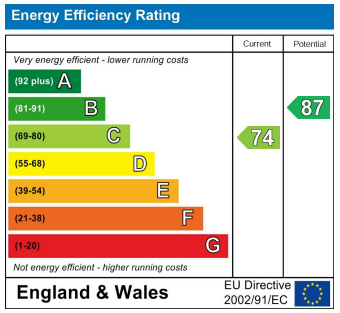
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
895.75 SQ.FT.
(83.21 SQ.M.)

Garage
Approximate Floor Area
147.25 SQ.FT.
(13.68 SQ.M.)

TOTAL APPROX FLOOR AREA 1043.00 SQ.FT. (96.89 SQ. M.)
For Identification Purposes Only.



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to present this beautifully refurbished and extended three bedroom detached bungalow, set within an attractive gated development surrounded by mature woodland. Thoughtfully redesigned and finished to an exceptional standard, the property offers a turnkey opportunity with a fresh, contemporary feel throughout, complemented by landscaped gardens and a strong focus on modern comfort and practicality.

The accommodation opens with a bright and welcoming entrance hall, leading through to an impressive open plan kitchen and living area. This space enjoys a peaceful, private outlook over the rear garden and provides direct access onto a stylish decked terrace, ideal for relaxing or entertaining. The kitchen itself features a sleek handleless design with grey quartz worktops and matching splashbacks, alongside a comprehensive range of integrated appliances including a Samsung Family Hub French style fridge freezer with beverage centre, Hoover washing machine, Siemens gas hob with extractor, combination microwave oven, integrated dishwasher and Brita water filter.

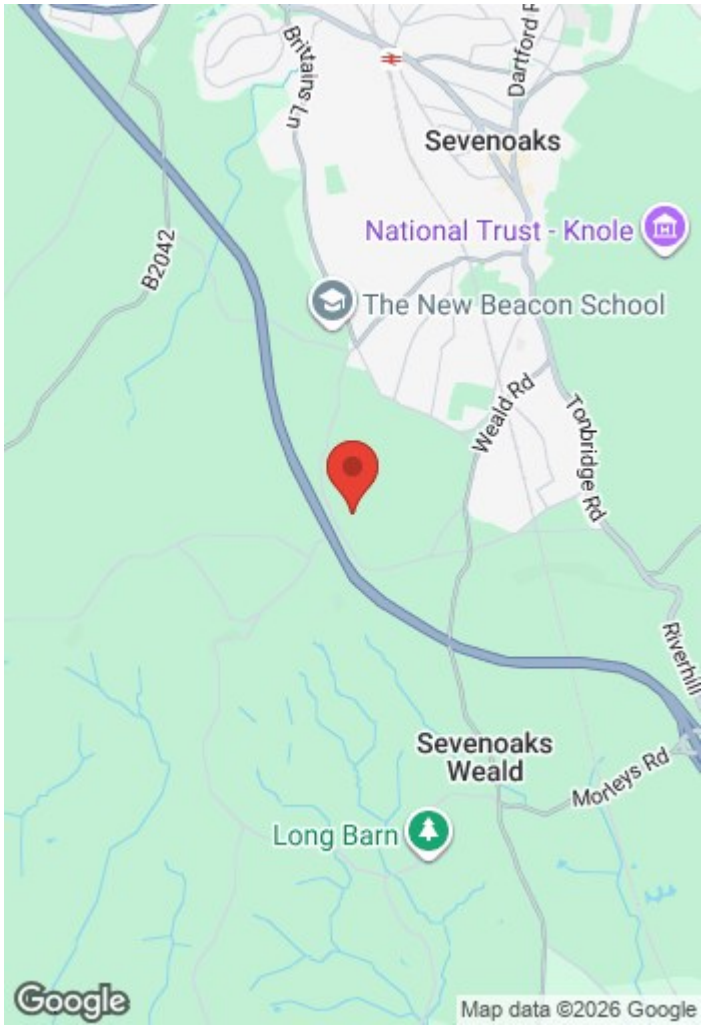
The principal bedroom is a standout feature, with double doors opening onto the garden and access to a well appointed dressing area fitted with contemporary grey wardrobes, leading through to a high quality en suite shower room with walk in shower, WC, wash hand basin, full height tiling and heated towel rail. Two further bedrooms, both with fitted wardrobes, are served by a stylish family bathroom finished in a modern white and grey suite with walk in shower and feature tiling.

Outside, the property continues to impress with a newly laid driveway to the front, complete with an electric vehicle charging point, along with Ring security cameras, video doorbell and alarm system. The south facing rear garden has been thoughtfully landscaped to create a series of generous terrace areas, with external power, lighting and security features, as well as a useful outside store housing a tumble dryer and additional drying space. A garage en bloc is also included, again benefiting from its own electric vehicle charging point.

There is a monthly residents charge of £120, which covers sewage treatment works and the upkeep of the communal areas.

Location

Oak Warren is situated approximately 1.6 miles from the High Street shops, with further options in Tunbridge Wells and Bluewater. Mainline rail services are available from Sevenoaks (2.5 miles) with direct links to London Bridge, Charing Cross and Cannon Street. There is an excellent selection of schools in the area including primary options such as Weald, St John's CEP, St Thomas' RCP, Sevenoaks Primary and Lady Boswell's CEP, along with secondary schools including Knole Academy, Weald of Kent Grammar and Trinity in Sevenoaks, plus further choices in Tonbridge and Tunbridge Wells. Private schooling is also well catered for with Sevenoaks, Walthamstow Hall and Tonbridge at secondary level, and prep schools including Sevenoaks, Walthamstow Hall, The Granville, Solefields, New Beacon, St Michael's and Russell House in Otford, as well as Radnor House in Sundridge. Leisure facilities include trails through the communal woodland leading to Sevenoaks Common, golf at Wildernesse, Knole and Nizels in Hildenborough which also offers a private health and fitness centre, along with Sevenoaks sports and leisure centre and cricket and rugby at The Vine. The M25 is easily accessible via the Chevening interchange, providing links to the wider motorway network and both Gatwick and Heathrow airports.



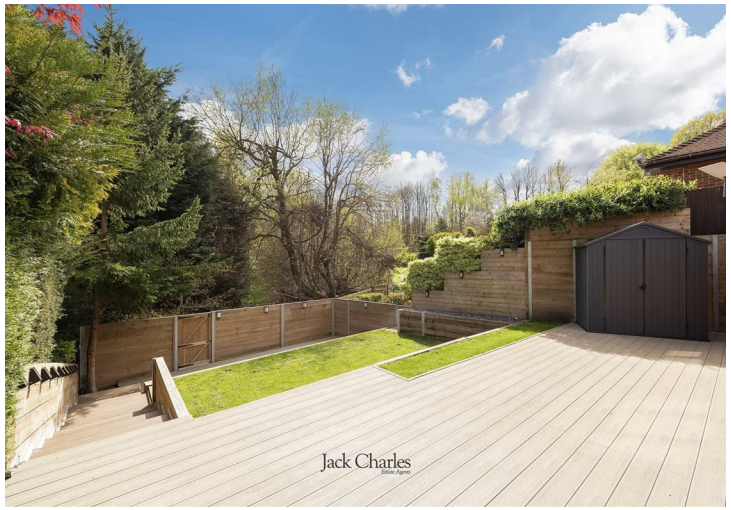
Jack Charles

Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk