



3 Jennings Court

Eden Road, Dunton Green, Sevenoaks, TN14 5GP

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A lovely 2 bedroom apartment in the popular Ryewood Development, built in 2017 to an exceptionally high specification located within easy walking distance of Dunton Green station and amenities.

- 2 bedroom apartment
- Open plan kitchen/diner/living room
- Family bathroom & en-suite bathroom
- Two balconies
- Allocated parking

THE PROPERTY

This property is set within Jennings Court, a well-positioned block within the development which benefits from a remote telephone entry system and a lift from the secure carpark to take you to the ground floor where the apartment is located. The accommodation is accessed off of a welcoming entrance hall which gives access to the open plan living space. The kitchen is seamlessly fitted with integrated appliances, including a Siemens tower microwave, oven and hob as well as a Bosch fridge/freezer. This then flows through to the lounge diner which has access to two balconies with ample space for al-fresco dining.

The family bathroom is also accessed from the entrance hall which is stylishly fitted with a modern suite and shower above the bath. Two double bedrooms complete the accommodation; the master of which benefits from built in wardrobes and an en-suite shower room with a generously sized walk in shower.





SITUATION

The property is conveniently located approximately 0.3 of a mile from Dunton Green railway station and 0.7 of a mile from the Tesco superstore. The nearest town is Sevenoaks, approximately 2.3 miles away, where one can find an excellent range of shops and restaurants. Riverhead village is about a mile distant. Sevenoaks mainline station (fast rail services to London Bridge, Charing Cross & Cannon Street in approx. 35 minutes) is about 1.8 miles away. Access to the M25 (junction 5) is 2 miles away at the Chevening interchange.

Schooling is excellent in the area comprising of Amherst Junior and Riverhead Infants school, Dunton Green Primary School and also Chevening Primary School, which was awarded an Outstanding Ofsted report in 2012/13 along with a number of well renowned independent primary and secondary schools. There are also school buses for Tonbridge and Sevenoaks schools stopping in the village.

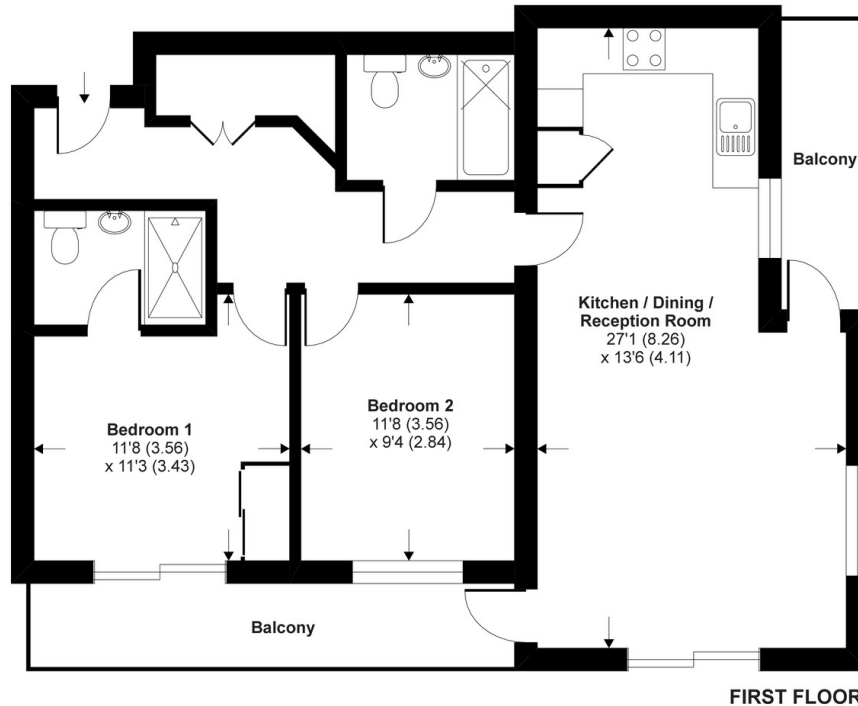
The countryside is also on your doorstep here with many footpaths and walks to take as well as the nearby Sevenoaks Wildlife Reserve in Sevenoaks and Chipstead Sailing lake in Chipstead village.



COMMUNAL AREAS

Parking is available in the secure underground car park, where there is an allocated parking space, visitor bays are also available on the development for visitors use. The property benefits from use of the state of the art communal gym which has an expanse of equipment for residents to use and also use of the four children's play parks, private woodland and communal gardens that are positioned around the development.

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FIRST FLOOR

MAIN HOUSE INTERNAL FLOOR AREA 790 SQ FT 73.3 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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SERVICES

All mains services connected

LOCAL AUTHORITY

Sevenoaks District Council

ENERGY PERFORMANCE CERTIFICATE

Energy Rating: B

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