



**Anthony Close**

Dunton Green, Sevenoaks, Kent TN13 2XH

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A well proportioned 3 bedroom end of terrace home with parking and adjacent garage as well as further potential to improve.

- Quiet cul-de-sac location
- 3 bedrooms
- Large front garden and rear courtyard
- Garage adjacent to the property
- Off road parking in front of the garage

### THE PROPERTY

You enter the property into the first of the two reception rooms which was previously used as a dining room and provides access through to the hall and the remaining accommodation. The lounge is a lovely spacious and bright room with dual aspect windows and a chimney breast currently home to a decommissioned gas fire.

The kitchen is accessed from the hall and has been fitted with a range of modern cream shaker style units and black marble effect worktops with integrated double oven and space for white goods. A door provides access out to the rear courtyard.

The shower room completes the downstairs accommodation and has been recently fitted with a contemporary white suite and walk in shower.

Heading upstairs you will find three bedrooms, the main bedroom is of a good size and features built in storage and dual aspect windows. The second bedroom also benefits from dual aspect windows and is generously proportioned to allow a double bed. The third bedroom completes the accommodation and is a single room.





## OUTSIDE

The property is approached via the spacious front garden which is mainly laid to lawn with a path up to the front door. There is further access around the side to the garage and rear courtyard which is a hard standing with a border for plants.

The garage is located adjacent to the property and provides further potential as well as boasting additional parking in front of it.

## SURROUNDING AREA

The property is conveniently located approximately 0.3 of a mile from Dunton Green railway station (direct rail services to London in as little as 31 minutes) and is 0.4 of a mile from the Tesco superstore. There is a newsagent, pub, fish and chip shop take away and Indian restaurant in Dunton Green itself. The property is in very close proximity to countryside walks and there is a footpath nearby to the Sevenoaks Wildlife Reserve.

The nearest town is Sevenoaks, approximately 2 miles away, where one can find an excellent range of shops and restaurants and recreational facilities including the leisure centre, Vine Cricket Ground and Knole Park.

Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 22 minutes) is about 1.6 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 along with a number of well renowned independent schools.

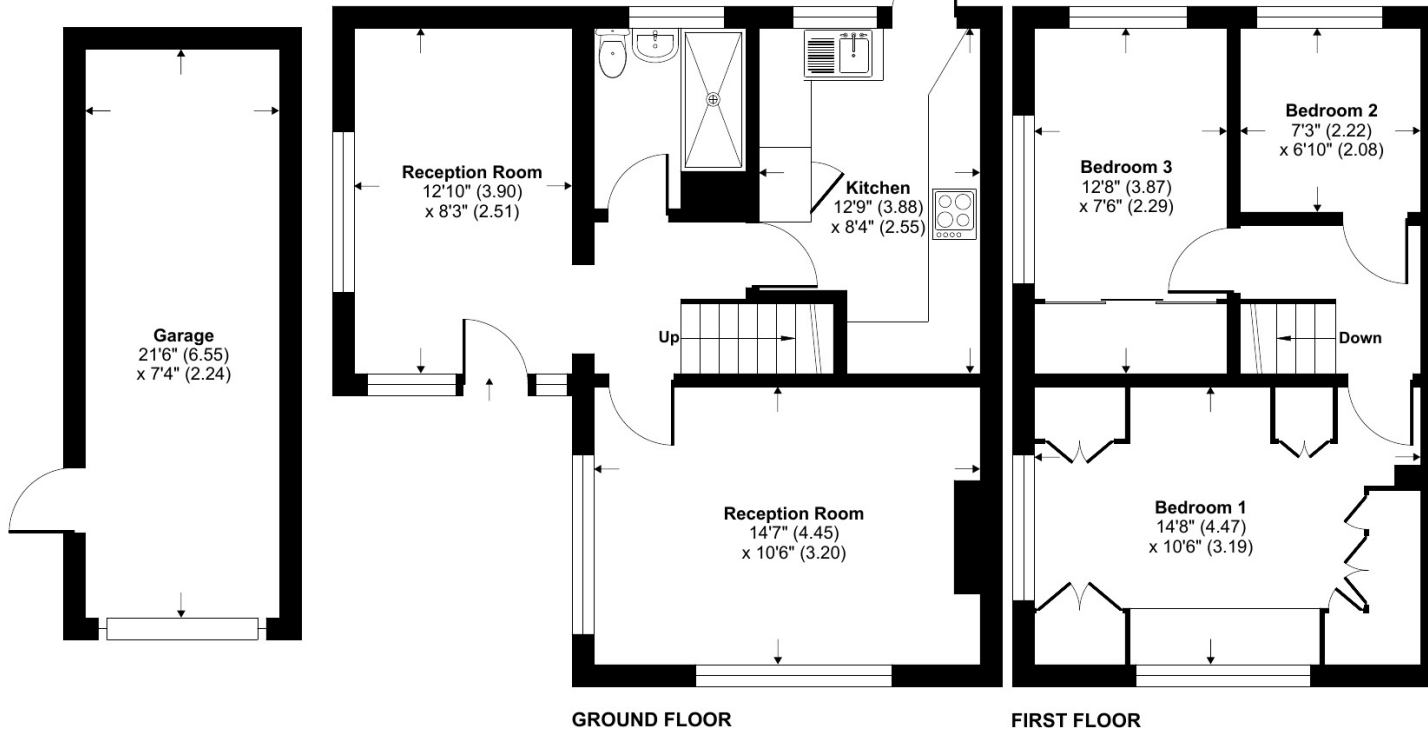
# Anthony Close, Dunton Green, Sevenoaks, TN13

Approximate Area = 820 sq ft / 76.1 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 978 sq ft / 90.7 sq m

For identification only - Not to scale



## TENURE

Freehold.

## SERVICES

All mains services are connected.

## LOCAL AUTHORITY

Sevenoaks District Council - Band C.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Humberts. REF: 1182989

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