



London Road

Dunton Green, Sevenoaks, Kent TN13

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Extended and beautifully finished four bedroom two bathroom family home with far reaching views, good size garden and off road parking.

- Well presented throughout
- Good size rear garden
- Workshop outbuilding
- Views over the fields behind

THE PROPERTY

You enter the property into the spacious hallway which provides access to a downstairs W.C and large storage cupboard to the right. To the left is the entrance to the living room which is a lovely spacious room with double doors leading to the kitchen/diner extension. Heading through the double doors you arrive in the kitchen/dining room which is of a good size with ample space for a dining table or sofa area and bi-folding doors leading out to the garden. The kitchen itself has been fitted with a range of in-frame shaker style wall and base units in painted grey and off white topped with quartz worktops and fitted with integrated oven, dishwasher, hob and extractor. The spacious utility room completes the downstairs accommodation and provides a further door accessing the garden.

Heading upstairs to the first floor you will find two spacious double bedrooms, one with an outlook over the front of the property and one with views to the rear over the garden and fields beyond. A 4th bedroom which is currently being used as an office but accommodates a single bed and the family bathroom are also on this floor, the latter being fitted with a modern white suite including bath with shower over, basin with vanity unit





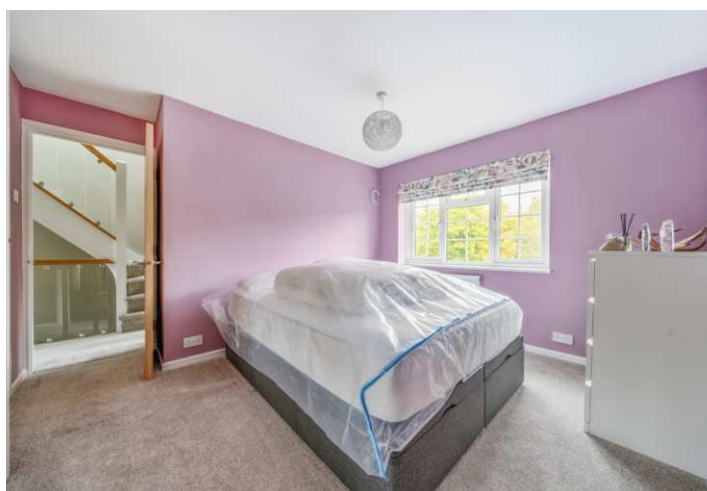
and w.c.. Heading up to the top floor you find the main bedroom suite which comprises a good size double bedroom with ample space for storage, lovely Juliet balcony with views over the garden and fields and a modern en-suite with spacious walk in shower, basin with vanity unit and w.c.

OUTSIDE

The property is approached via a driveway suitable for two cars which leads up to the front porch. Access to the garden can be found via a side gate to the right of the property. The garden itself has been beautifully landscaped by the previous owner to comprise of a pond area leading on to a main lawned area with patio for alfresco dining and on to the workshop that is located at the rear of the garden.

SURROUNDING AREA

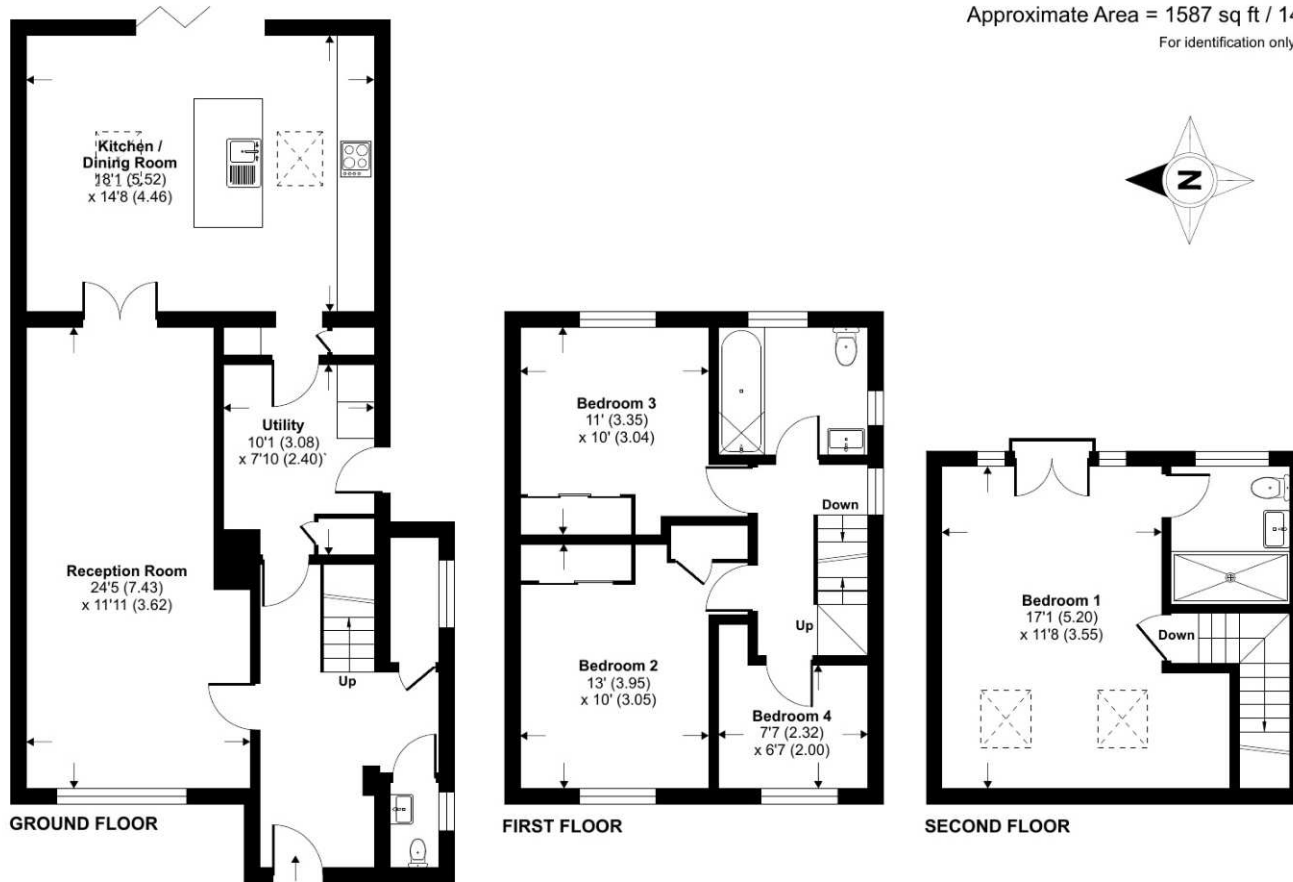
The property is located in Upper Dunton Green, approximately 1 mile from Dunton Green railway station (direct rail services to London in as little as 31 minutes) and is 1.2 miles from the Tesco superstore. There is a newsagent, pub, fish and chip take away and Indian restaurant in Dunton Green itself and Riverhead village about a 1.3 miles distant has further shops and amenities. The property is in very close proximity to countryside walks and there is a footpath from Dunton Green that takes you to Sevenoaks Wildlife Reserve.



The nearest town is Sevenoaks approximately 2.8 miles away, where one can find an excellent range of shops and restaurants and recreational facilities. Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes) is about 2.3 miles away and Otford Station is 2.1 miles away (fast rail services to London Victoria in as little as 40

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Approximate Area = 1587 sq ft / 147.4 sq m
For identification only - Not to scale



minutes). Access to the M25 (junction 5) is 2.4 miles away at the Chevening interchange.

Schooling is excellent in the area comprising Amherst Junior & Riverhead Infants and Dunton Green Primary school along with other private and secondary schools.

AGENTS NOTE

Humberts is acting as sub-agent for Move With Us, an assisted move scheme.

SERVICES & TENURE

All mains services are connected. Freehold.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D

LOCAL AUTHORITY

Sevenoaks District Council - Band E.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1205200

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