



Centenary Close

Dunton Green, Sevenoaks, Kent TN13

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A spacious first floor maisonette with 2 double bedrooms located in a quiet cul-de-sac within walking distance of Dunton Green Station with the benefit of a communal garden and off street parking.

- Top floor maisonette
- Two double bedrooms
- Cul-de-sac location
- Spacious accommodation
- Walking distance to Dunton Green Station
- Off street parking
- Communal garden

THE PROPERTY

This fantastic maisonette was built in 2009 and has been well maintained throughout. The property is accessed via a communal entrance at the front of the building with a stairwell leading up to the first floor.

You enter the property into a generous hallway with two useful storage cupboards, a downstairs w.c. and stairs leading up to the second floor.

To the right is a good size living room which is a bright and airy space. Heading back through the hallway and into a modern kitchen diner which is fitted with a range of white wall and base units with an integrated oven and stove with space for a freestanding fridge freezer and washing machine with enough space for a large dining table to entertain guests.

Heading upstairs there are two spacious double bedrooms, family bathroom and another handy storage cupboard.





The first bedroom to the right is a great size with plenty of light streaming in through the dormer window. The family bathroom comprises of a shower over bath, basin and w.c. The second bedroom is also of a good size with space for a double bed and wardrobe.

OUTSIDE

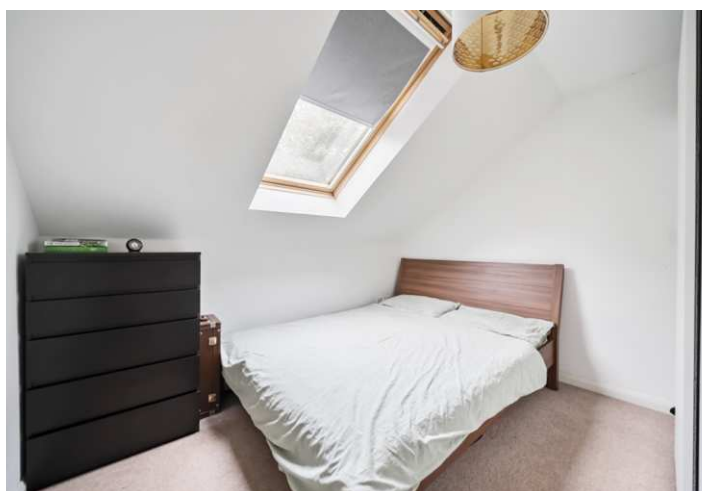
The property benefits from a communal garden and an allocated parking space at the front of the property.

The large paved patio offers a great outdoor space ideal for summer and has stairs that lead up to lawn at the top of the garden with plenty of greenery and shrubs.

SURROUNDING AREA

The property is conveniently located approximately 0.6 of a mile from Dunton Green railway station (direct rail services to London in as little as 31 minutes) and is 0.8 of a mile 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 mile distant has further shops and amenities.

The nearest town is Sevenoaks approximately 2.5 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.

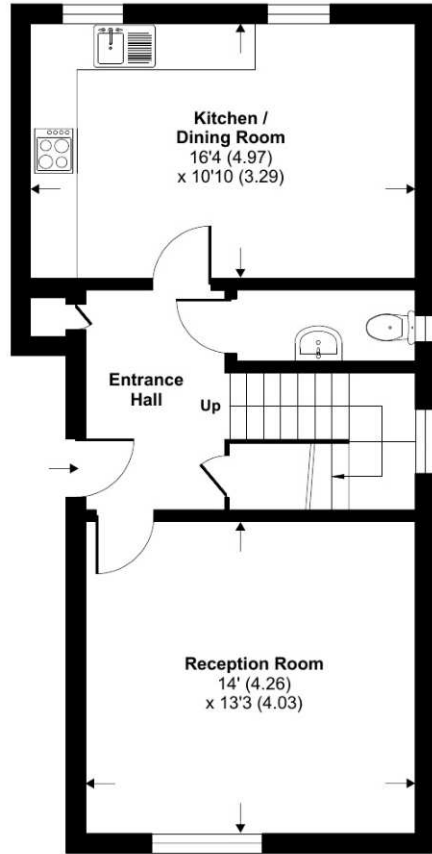


Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes) is about 1.8 miles away. Access to the M25 (junction 5) is 2.1 miles away at the Chevening interchange.

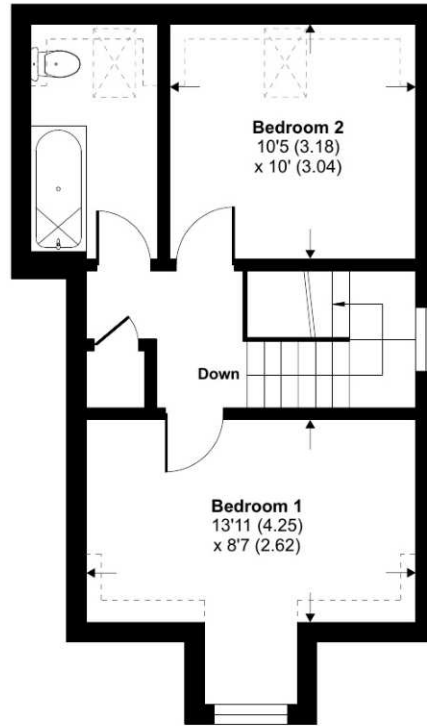
Schooling is excellent in the area comprising of Amherst

Centenary Close, Dunton Green, Sevenoaks, TN13

Approximate Area = 873 sq ft / 81.1 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Total = 902 sq ft / 83.7 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1208329

Junior and Riverhead Infants School, Dunton Green Primary School, Otford Primary School and Chevening Primary School 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. For younger families, the property is also walking distance to Squiggles Day Nursery in Riverhead.

Further places of interest within the local area include Chartwell (Winston Churchill's former home), Ightham Mote, Hever Castle, Emmetts Garden, Penshurst Place, Old Soar Manor and Lullingstone Roman Villa.

TENURE

Leasehold.

The lease expires on 01/03/2134.

The current owner has advised that the service charge for last year was approximately £1,912.03 Ground rent is currently £150 a year which will be next reviewed in 2034.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council - Band C.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

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