



Mead Court

Dunton Green, Sevenoaks, Kent TN14

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Extremely spacious second floor apartment with two double bedrooms and two bathrooms, situated on the exclusive Ryewood Development close to Dunton Green Station.

- Larger than average apartment (over 950 sq ft)
- 2 Double bedrooms
- 2 Bathrooms
- Open plan living space
- Allocated parking
- 0.4 mile to Dunton Green Station

THE PROPERTY

Entering the property through the communal front door you ascend the stairs to the second floor where you find this larger than average 2 bedroom apartment.

The entrance hall has the benefit of a double cupboard, ideal for storage and another cupboard which houses the boiler, the two windows in the hallway give the apartment a bright first impression.

On the left is the main bedroom which is a generous double and benefits from fitted wardrobes along one wall and a large ensuite shower room, stylishly fitted with a contemporary white suite and is fully tiled.

The second bedroom is also a good size double and again has fitted wardrobes. The family bathroom is stylishly finished and has a bath with shower over.

A door at the end of the hallway leads into the open plan kitchen/dining/living area which has a Juliet balcony at one end and a window at the other. The kitchen has a





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range of gloss wall and base units with a complimentary worksurface running over. There is a double oven, gas hob with extractor over and the remaining appliances are integrated.

There is ample space for a dining table to seat six and then the living area completes the remainder of the space.

OUTSIDE

The property is accessed via the block paved parking bays of which 1 is allocated to the apartment along with a path that runs in front of the block. The boundary is softened by some shrub planting. There is access to a lockable bicycle store and on site gym.

SURROUNDING AREA

The property is conveniently located approximately 0.4 of a mile from Dunton Green railway station (direct rail services to London in as little as 31 minutes) and is 0.7 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 property is in very close proximity to countryside walks and there is a footpath nearby to Sevenoaks Wildlife Reserve.

The nearest town is Sevenoaks approximately 2.3 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.

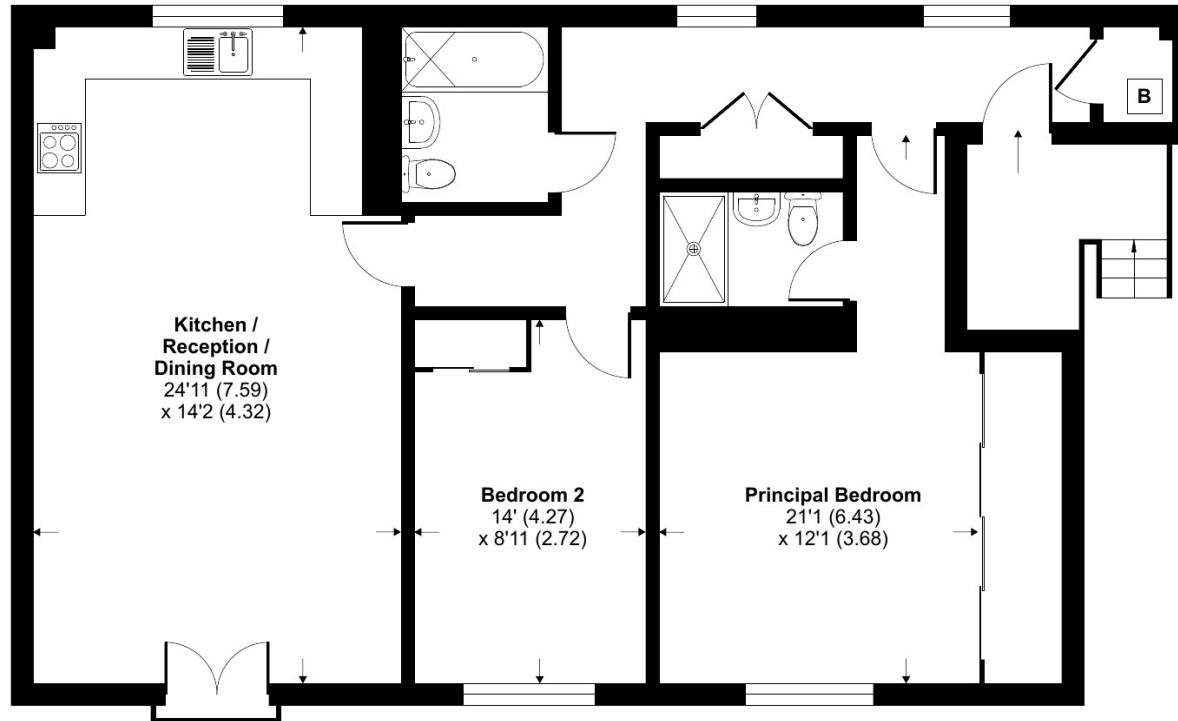




Eden Road, Sevenoaks, TN14

Approximate Area = 955 sq ft / 88.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Humberts. REF: 1038996

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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 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.

TENURE

Leasehold - we have been informed by the vendor that the current ground rent is £300 per annum, the service charge is £3000 per annum and there are 240 years remaining on the lease.

LOCAL AUTHORITY

Sevenoaks District Council - Band C.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B.

SERVICES

All mains services are connected.

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01732 741212

sevenoaks@humberts.com

32 London Road, Sevenoaks, Kent TN13 2DE



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