



**London Road**

Dunton Green, Sevenoaks TN13

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Beautifully presented 3 bedroom family home with large south west facing garden in a sought-after location within easy reach of local amenities.

- Three double bedrooms
- Large south westerly facing garden
- Spacious kitchen/dining/family room
- Easy reach of the station and local amenities

### THE PROPERTY

You enter the property into the hallway which provides access via the stairs to the first floor and leads through to the main reception rooms. The open plan kitchen is located at the back of the property, which was extended by the current owners in 2017. It features modern white wall and base units topped with wooden worktops and fitted with a number of integrated appliances including oven, microwave, electric hob, warming draw, wine fridge and dishwasher with space for an American style fridge freezer. There is an island with breakfast bar seating and ample space for a large dining table with two huge skylights providing plenty of natural light. Cast iron radiators finish off the style of the space in keeping with the character of the building. A further seating area is located at the far end of the room making this an ideal space for entertaining and modern



family life. A set of aluminium bi-folding doors span the width of the property so that the whole space benefits from views of the delightful garden. A downstairs WC and large utility cupboard are also found off this room. A separate living room at the front of the property provides a wonderful space to unwind with a bay window looking out over the front garden. It has a lovely warm and cosy feel with its feature working open fireplace, original dark stained floorboards, picture rails, new cast iron radiator and built in storage.

Upstairs to the first floor you find 2 of the 3 bedrooms and the family bathroom. The spacious bathroom has been fitted with a classical white suite in keeping with the style of the property comprising WC, pedestal basin and freestanding clawfoot bath. A further cupboard in the room houses a Worcester Bosh boiler

fitted in December 2023 The two bedrooms on this floor are of a good size, both accommodating double beds, the smaller of which features a lovely Victorian fireplace and is located at the back of the property with views over the garden. The larger at the front of the property also has a feature fireplace and exposed floorboards matching the lounge. The generous master bedroom is located on the top floor that was converted in 2016 and benefits from an ensuite shower room and two skylights that flood the space with light.

### OUTSIDE

The property is approached via a set of steps through the front garden, which is laid mostly to lawn with several shrubs



providing interest. Parking is currently on street, although there is potential to create a driveway to the front (subject to obtaining any necessary consent). The large back garden is south west facing with a sandstone patio providing the perfect spot for alfresco dining. The remainder of the garden has been beautifully laid out by the current owners to provide ample lawn space. There are a wide variety of mature plants and shrubs and a play space to the rear of the garden with room for a trampoline. A large summerhouse can be found at the end of the garden which could be used as a home office.

#### SURROUNDING AREA

The property is located close to the centre of the village,

approximately 0.4 of a mile from Dunton Green railway station and 0.3 of a mile from the Tesco superstore. The nearest town is Sevenoaks, approximately 2 miles away, where one can find an excellent range of shops and restaurants. Riverhead village is about half a mile away. Sevenoaks mainline station (fast rail services to London Bridge, Charing Cross & Cannon Street in approx. 29 minutes) is about 1.3 miles distant. Access to the M25 (junction 5) is 1.7 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.



# London Road, Dunton Green, Sevenoaks, TN13

Approximate Area = 1270 sq ft / 117.9 sq m

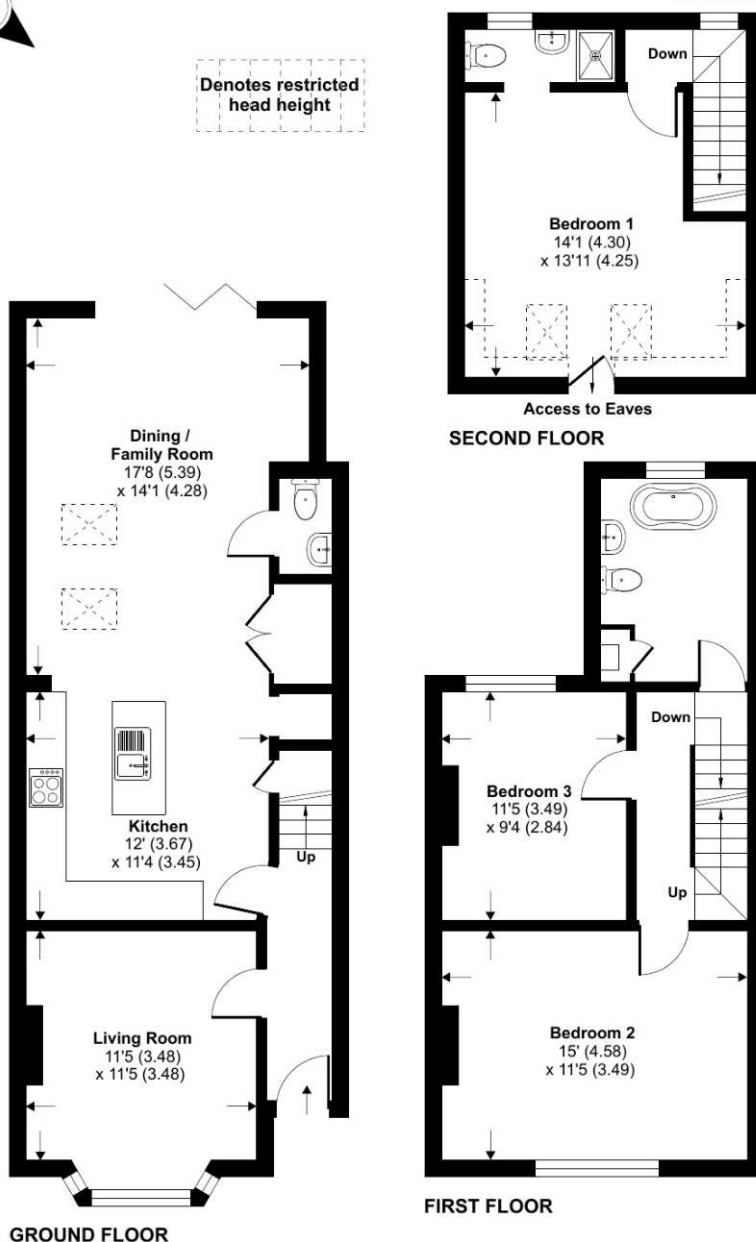
Limited Use Area(s) = 19 sq ft / 1.7 sq m

Total = 1289 sq ft / 119.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Humberts. REF: 1116263

## ADDITIONAL INFORMATION

Energy Performance Certificate - D Rating.

Local Authority - Sevenoaks District Council - Band D.

All mains services are connected.

Tenure is freehold.

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