



This wonderfully presented and extended four bedroom home is situated in the sought after village of Dunton Green, Sevenoaks. Vastly improved by the current owners, the property's ground floor comprises entrance porch leading to entrance hall, open plan sitting room, dining room and kitchen with utility corner leading to the downstairs bathroom. The first floor comprises three bedrooms off of the landing and the fourth bedroom can be found on the second floor as well as the shower room. Externally, the property benefits from a rear garden boasting over 100 ft with lawn as laid, shed, patio and sheltered seating area.

The property is located close to the centre of the village, approximately 0.4 miles from Dunton Green railway station and 0.3 miles 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. Schools in the area include 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. Viewing comes highly recommended by the sole selling agent to fully appreciate what this beautiful property and its location has to offer.

## 19 London Road

Dunton Green, Sevenoaks, TN13 2UD Freehold



Offers In Excess Of £600,000

## GROUND FLOOR

### Entrance porch

Tiled floor as laid, external front door.

### Entrance hall

Tiled floor as laid, staircase to first floor.

### Sitting room

Flooring as laid, radiator, real fireplace with log burner, double glazed sash bay window to front aspect,

### Dining room

Flooring as laid, radiator, real fireplace.

### Kitchen

Tiled floor as laid, double glazed sash window to rear aspect, skylight window, electric underfloor heating, range of cupboards, drawers and worktop, kitchen island with under cupboards/drawers and seating space, space for white goods, electric fan oven, four burner gas stove with overhead extractor unit, sink with mixer tap.

### Bathroom

Tiled floor as laid, bath with shower, double glazed sash window to side aspect, electric underfloor heating, wc, wash hand basin with under cupboard.

## FIRST FLOOR

### Landing

Flooring as laid, storage cupboard, master bedroom, flooring as laid, double sash windows to front, radiator.

### Master bedroom

Flooring as laid, Radiator, double glazed sash windows to front aspect.

### Bedroom

Flooring as laid, radiator, double glazed sash window to rear aspect.

### Bedroom

Flooring as laid, radiator, double glazed sash window to rear aspect.

## SECOND FLOOR

### Shower room

Flooring as laid, wc, wash hand basin double glazing to rear aspect, walk in shower with tile surround.

### Bedroom

Flooring as laid, double glazed french doors and juliet balcony to rear aspect, radiator, large eaves storage cupboard, velux window to side aspect

## EXTERNALLY

The property benefits from a delightful rear garden measuring over 100ft long and comprises lawn as laid, patio, sheltered seating area and shed. A right of access is present at the neighbouring property.

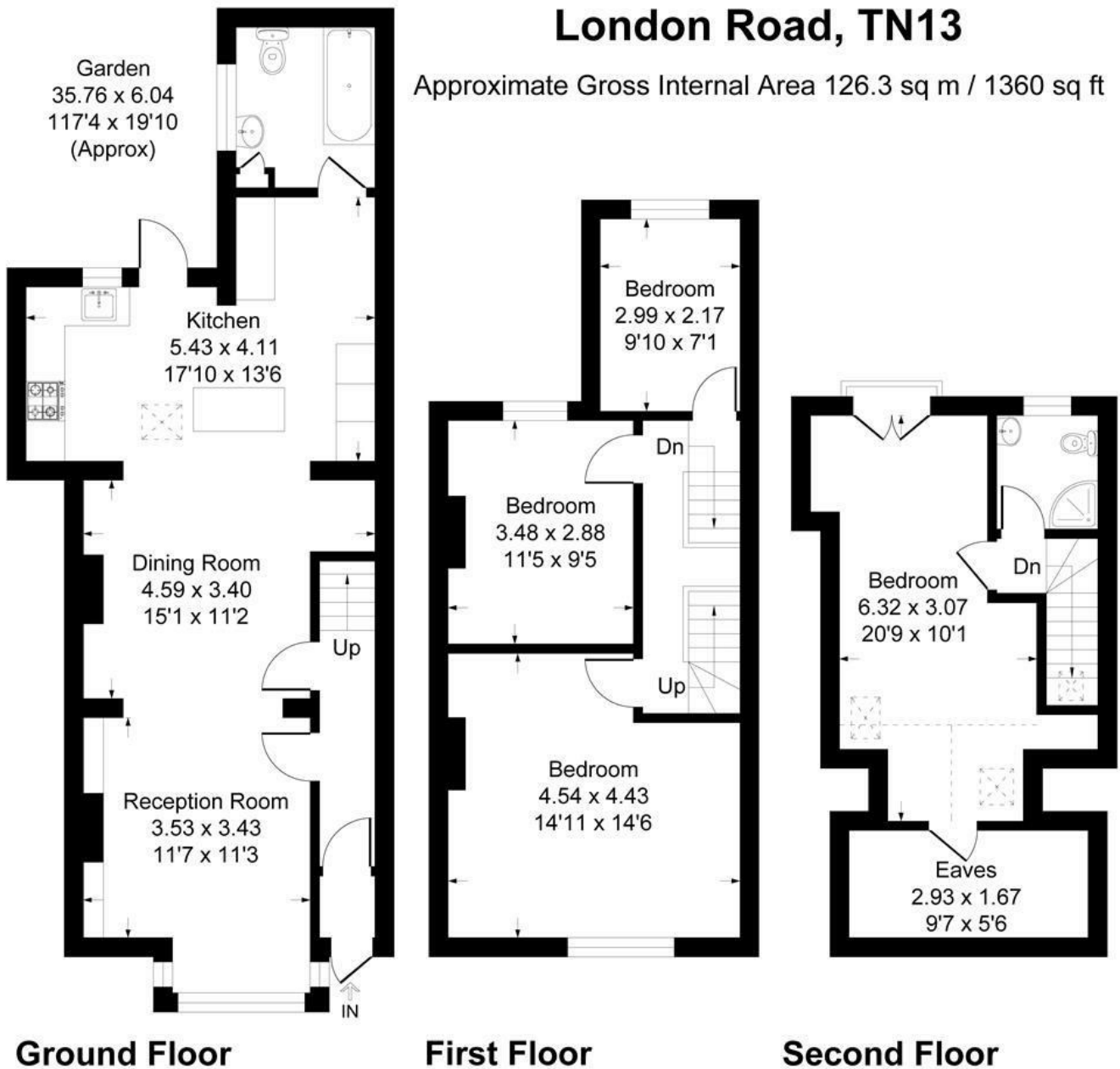






# London Road, TN13

Approximate Gross Internal Area 126.3 sq m / 1360 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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