KINGS

A well proportioned three bedroom semi detached family home with superb far reaching views, set in a popular residential cul-de-sac within the popular village of Dunton Green. The property is within easy reach of a wide array of local amenities that include the mainline rail station (0.5 miles) with its links to London for commuters, the well regarded primary school (0.2 miles), Tesco superstore (0.6 miles) and a local parade of shops (0.1 miles) including coffee house, restaurants / take aways and news agency. A wider array of all shopping, social, leisure and educational facilities can be found in the near neighbouring town of Sevenoaks, including beautiful Knole Park.

The property benefits from generously proportioned and well planned accommodation, providing scope for modernisation and potential for extension (subject to obtaining all relevant consents). The property currently comprises entrance hallway, sitting room, separate dining room, extended kitchen with side lobby and ground floor WC off, three first floor double bedrooms and the family bathroom. Additional benefits include private driveway parking to the front of the property for up to three cars and a rear garden with delightful far reaching views across adjacent fields beyond the rear perimeter. Your internal viewing comes highly recommended in order to fully appreciate all this family home has to offer.

## 21 Hillfield Road

3 1 2 D

Dunton Green, Sevenoaks, TN13 2UH Freehold

Offers In Excess Of £500,000

## ENTRANCE HALL
Spacious and welcoming entrance hall has front entrance door with glazed insert, window to side, radiator, tiled floor, staircase ascends to first floor landing with useful understairs storage closet. Door providing access through to dining room.

## DINING ROOM
Two windows to rear with delightful far reaching aspect, radiator, fitted carpet, door to storage closet and further door to spacious walk in understairs storage closet (complete with window to side). Door providing access through to kitchen as well as open plan access to adjoining sitting room.

## SITTING ROOM
Two windows to front, radiator, fitted carpet, TV aerial lead and wall mounted gas fireplace with exposed brick surround as the focal point for the room.

## KITCHEN
Extended kitchen is dual aspect with double glazed windows to front and rear (providing a delightful far reaching aspect), double radiator, tiled flooring and "Worcester" wall mounted boiler. The kitchen comprises a matching series of wall and base units for storage, set with work surface tops incorporating a one and a half bowl stainless steel sink unit and drainer. Integrated double oven with four ring gas hob and overhead extractor, utility are with space and plumbing for washing machine and tumble dryer.

## SIDE LOBBY
Double glazed door to side and exterior, continuation of tiled flooring form the kitchen, door to ground floor WC.

## GROUND FLOOR WC
Opaque window to side, continuation of tiled flooring, close coupled WC.

## FIRST FLOOR LANDING
Window to side, fitted carpet, access hatch to loft and doors off to all rooms.

## BEDROOM ONE
Double bedroom has two windows to front, double radiator and fitted carpet.

## BEDROOM TWO
Double bedroom has two windows to rear with delightful far reaching views over the adjacent fields, radiator and fitted carpet.

## BEDROOM THREE
Double bedroom has window to rear with delightful far reaching views over the adjacent fields, radiator and fitted carpet.

## BATHROOM
Dual aspect bathroom has opaque windows to front and side, double radiator, fully tiled walls and tile effect vinyl flooring. The white suite comprises bathtub with overhead shower attachment, close coupled WC and pedestal wash basin.

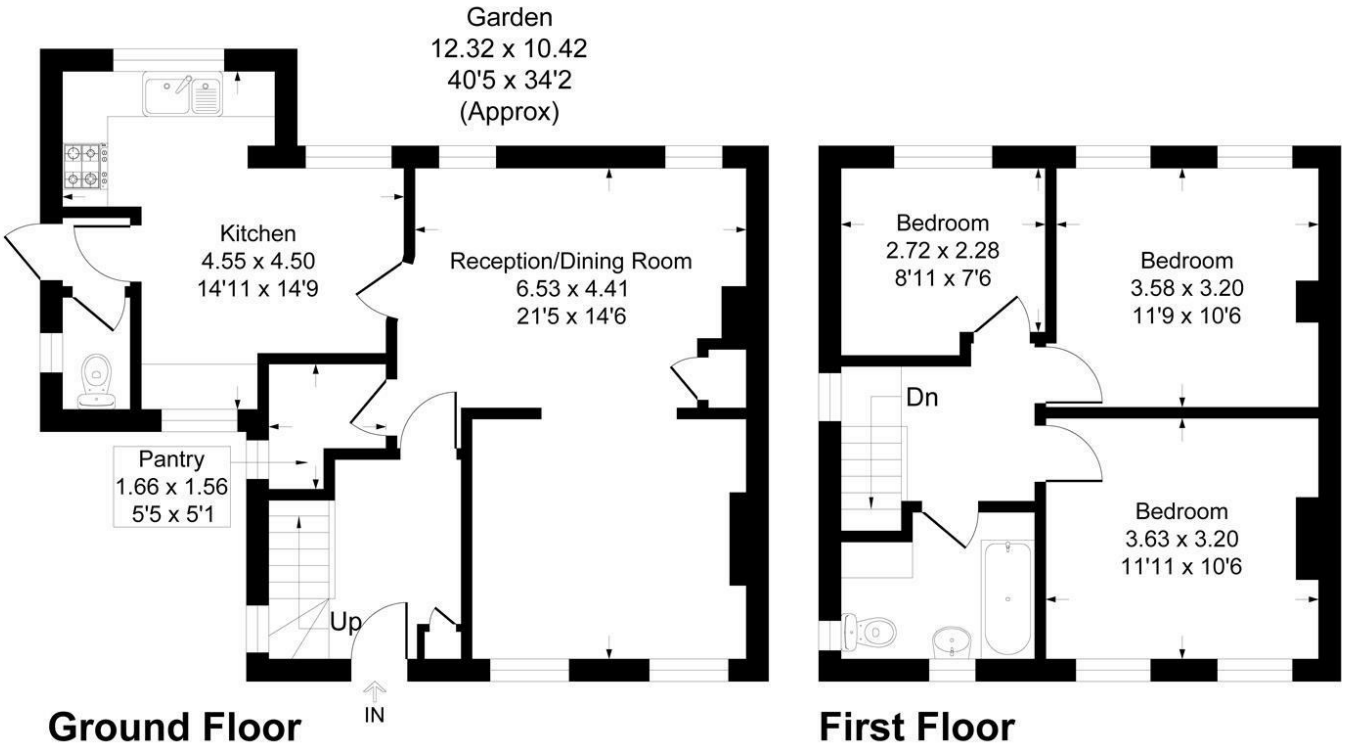
## PARKING
There is private driveway parking to the front for up to three cars.

## GARDEN
Delightful garden is a genuine feature of the home with side pedestrian access leading from the front driveway to the lawned rear garden, which is set within a neatly fenced perimeter. There is a paved patio terrace which provides an ideal space for sitting out and entertaining, whist beyond the rear perimeter of the garden there are delightful views over the adjacent fields.

## ADDITIONAL INFORMATION
Property is Freehold
Council Tax Band D

# Hillfield Road, TN13

Approximate Gross Internal Area 95.5 sq m / 1028 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.
**Produced By Planpix**

www.kings-estate-agents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk