



Available with NO CHAIN, this well presented one bedroom first floor maisonette comes with the benefits of private parking and the freehold interest. Situated in a popular residential road in the popular village of Dunton Green, the maisonette is within genuine walking distance of a wide range of doorstep amenities including the mainline rail station (0.2 miles) and local parade of shops (0.2 miles). The well planned and presented accommodation comprises a welcoming entrance hall, sitting room, kitchen, double bedroom and bathroom. Additional benefits include driveway parking for one car and ownership of the freehold (including annual income from the ground floor maisonette). Perfect as either a first purchase or investment buy, your early viewing comes highly recommended in order to fully appreciate this lovely maisonette.

2A Kingswood Road

Dunton Green, Sevenoaks, TN13 2XE Freehold



£199,995

ENTRANCE HALL

Welcoming entrance hallway has private double glazed front entrance door, space for coats / shoes, laminate wood flooring and staircase ascending to the accommodation which is served off the first floor landing.

FIRST FLOOR LANDING

Newly fitted carpet, access hatch to loft and doors off to all rooms.

SITTING ROOM

Double glazed window to rear, double radiator, newly fitted carpet, coved ceiling, pendant light and TV aerial lead.

KITCHEN

Double glazed window to rear, inset downlighting, coved ceiling, wood effect vinyl flooring and localised wall tiling. Kitchen comprises and extensive series of modern wall and base units set with roll top work surfaces, incorporating stainless steel sink unit and drainer. Integrated oven with four ring gas hob and overhead extractor, plumbing for washing machine, space for tall fridge freezer and wall mounted boiler.

DOUBLE BEDROOM

Double bedroom has double glazed window to front, double

radiator, newly fitted carpet, coved ceiling with pendent light and a series of built in wardrobe fitments with sliding mirrored fronts providing excellent storage, door to bathroom.

BATHROOM

Spacious bathroom has opaque double glazed window to front, heated towel rail, coved ceiling, inset downlighting, predominately tiled walls, wood effect vinyl flooring and air extractor unit. The modern white suite comprises panelled bath with overhead shower attachment, close coupled WC and wash basin with integrated storage cupboards beneath.

PARKING

There is one allocated parking space on the driveway to the front of the property.

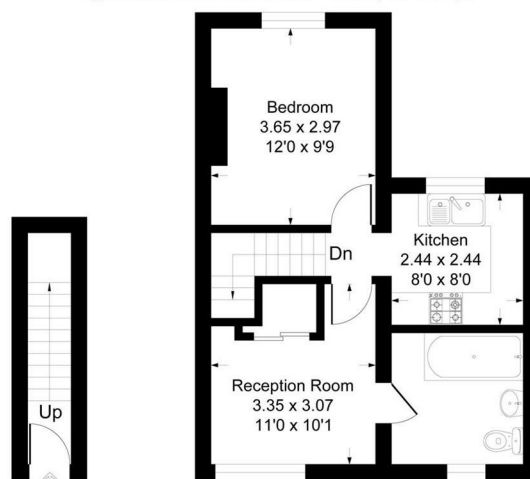
ADDITIONAL INFORMATION

Property is leasehold, but comes complete with the benefit of the freehold interest - as such receiving an annual income of circa £250 per annum from the ground floor maisonette.

Council Tax Band B

Kingswood Road, Dunton Green, Sevenoaks, Kent, TN13

Approximate Gross Internal Area = 41.9 sq m / 451 sq ft



Ground Floor First Floor

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 Planix

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