KINGS

This three bedroom semi detached family home is located in a popular residential road within the sought after village of Dunton Green, close to a range of doorstep amenities that include the local parade of shops / restaurants, the well thought of primary school, recreation ground, Tesco superstore (0.5 miles) and Dunton Green railway station (0.3 miles) with its quick and easy links to London. A wider array of all shopping, social, leisure and educational facilities can be found in the neighbouring town of Sevenoaks, including beautiful Knole Park and further rail links to London Bridge / Charing Cross possible in just under thirty minutes.

The accommodation is considered to be exceptionally well presented and planned, currently comprising entrance hall with wc off, open through sitting / dining room with feature fireplace, modern fitted kitchen, three first floor bedrooms and the family bathroom. Additional benefits include the detached single garage approached via the 2/3 car driveway and a delightful rear garden of circa 50ft in length. Available with NO ONWARD CHAIN and providing exciting potential for extension, subject to obtaining all relevant consents, your internal viewing of this charming family home comes highly recommended in order to fully appreciate all the salient features it has to offer.

19 Kingswood Road

Dunton Green, Kent, TN13 2XE Freehold

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Guide Price £500,000

ENTRANCE HALL
Welcoming entrance hallway has double glazed side entrance door, radiator, coved ceiling, fitted carpet, stairs to first floor landing complete with useful understairs storage cupboard and doors off.

GROUND FLOOR WC
Double glazed window to front, heated towel rail, tiled flooring, coved ceiling with inset downlighting, white suite comprising concealed flush wc and wash hand basin set in vanity surround with integrated storage cupboard beneath.

SITTING / DINING ROOM
Spacious dual aspect open plan sitting / dining room has double glazed window to front as well as sliding double glazed patio door to rear providing direct garden access. Two double radiators, coved ceiling, fitted carpet, TV point and feature coal effect gas fire set in exposed brick surround with tiled hearth as the focal point for the room. Door providing access through to kitchen.

KITCHEN
Double glazed side door to exterior with accompanying double glazed window to rear providing a delightful aspect over the garden, attractively tiled floor with localised wall tiling to compliment. Modern kitchen boasts a series of matching wall and base units set with work surface tops and inset one and a half bowl stainless steel sink unit with drainer, space and plumbing for all utilities including tall fridge freezer to the understairs recess.

FIRST FLOOR LANDING
Double glazed window to side, coved ceiling with access hatch to loft, fitted carpet and doors to all rooms.

BEDROOM ONE
Double bedroom has double glazed window to front, radiator, coved ceiling, fitted carpet, door to airing cupboard housing hot water cylinder and a series of built in wardrobe fitments with sliding mirrored fronts to one wall.

BEDROOM TWO
Double bedroom has double glazed window to rear with delightful garden aspect, radiator, coved ceiling, fitted carpet and a series of bespoke built in wardrobe fitments to one wall.

BEDROOM THREE
Single bedroom has double glazed window to front, radiator, coved ceiling and fitted carpet.

BATHROOM
Opaque double glazed window to rear, heated towel rail, attractive wood effect flooring, coved ceiling with inset downlighting and fully tiled walls with attractive mosaic inlay. Contemporary white suite comprises panel bath with wall mounted shower unit and screen, concealed flush wc and wash basin with integrated storage cupboards.

GARAGE & PARKING
Detached single garage with metal up and over door to front, windows to rear and side, power and light connected. There is a brick paved driveway approach leading to the garage which provides secure parking for further cars.

GARDEN
The garden is a genuine feature of the property with a full width brick paved sun terrace providing an ideal space for sitting out and entertaining. Steps leading up to the main lawned garden area with its well stocked flower and shrub borders.

ADDITIONAL INFORMATION
Property is Freehold
Council Tax Band D

Kingswood Road, TN13

Approximate Area = 849 sq ft / 78.8 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1007 sq ft / 93.6 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Humberts. REF: 1265900

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