



TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 84 | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



FLAT 2, 136 LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT TN13 2UR

A fabulous first floor apartment, with two bedrooms and allocated parking in the shared garage. Beautifully converted, this bright and airy property offers a modern, open plan kitchen and living space, plenty of storage space, and an attic with Velux windows and a WC. Conveniently located only a short walk from the station and shops, this stylish apartment would make a great investment purchase, or is perfect for young families or first time buyers.

First floor apartment ■ 2 bedrooms ■ Stylish and spacious ■ Plenty of storage ■ Attic with WC ■ Double glazing throughout ■ Energy efficient home ■ Open garage ■ Share of the freehold ■ CHAIN FREE

PRICE: £295,000 SHARE OF FREEHOLD

SITUATION

This property is situated close to the village centre within easy walking distance of local shops, restaurants and amenities. Bus routes and Dunton Green railway station are within easy walking distance. The supermarket at Riverhead is also within easy reach. Sevenoaks town centre with its library, swimming pool complex and varied shopping is approximately 2 miles away, and Sevenoaks railway station is also close by with its excellent fast and frequent train service to London (London Bridge in about 25 minutes). Access to the M25 motorway just to the west of Sevenoaks at Chevening, junction 5 is within a short drive. There are excellent educational facilities in the area in both the state and private sectors, with Dunton Green primary school just a few minutes walk away. A number of golf clubs can be found nearby including Wildernesse, Knole Park and Nizels. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming and a lovely safe environment for children.

DIRECTIONS

From Sevenoaks proceed north on the London Road (A224) into Riverhead. Take the road to your right at the roundabout and straight across towards Dunton Green at the second roundabout. Go over the next roundabout by the Tesco superstore, and then over the next mini roundabout. Continue along this road, past the parade of shops on your right. The Corner House is just past The Dukes Head public house on the right hand side. Entry to the property is via the door to the left when facing the side of the property, and Flat 2 is on the first floor.

FIRST FLOOR

ENTRANCE HALL

Shared entrance, doors to both ground floor flat and first floor flat. Carpeted stairs upon entrance to Flat 2, with a wooden banister, leading to the landing.

LANDING

2' 7" x 2' 4" (0.79m x 0.71m)

Door to the left leading to the kitchen and living space, door to the right leading to the hallway.

KITCHEN/LIVING ROOM



14' 10" x 16' 10" (4.52m x 5.13m)

A stylish, new, open plan kitchen and living or dining space, with laminate flooring and a convenient storage cupboard with light to the left, containing the RCD unit and meters. Two double glazed windows to the front and one to the side, a central heating programmer, two radiators, ample power sockets with USB ports on some. Wood effect counter tops with tiled splashback, cream drawers, base and wall units. Neue electric four ring hob, with a Faber tubular extractor above with lights. 1½ bowl single drainer metal sink unit with mixer tap, Hotpoint fridge freezer, Hoover washer dryer and fitted oven. A perfect space for entertaining.

HALLWAY

Radiator, doors to the bathroom, bedroom two and three, and stairs leading up to the main bedroom. There is a large storage area, accessed towards the top of the staircase.

BEDROOM 1



7' 8" x 11' 6" (2.34m x 3.51m)

Double glazed window to side and Velux window with blind. Radiator, feature lighting, and power sockets.

BEDROOM 2



11' 2" x 13' 8" (3.40m x 4.17m) (at widest - irregular shape)

Double glazed window to side with radiator beneath, ample power sockets, including one with USB ports.

BATHROOM



7' 8" x 5' 3" (2.34m x 1.60m)

Velux window, tiled flooring, heated towel rail, vanity unit, low level WC, corner shower and extractor fan. The bathroom has been finished with attractive grey mosaic tiling, and also offers an LED mirror with a shaving point.

SECOND FLOOR

ATTIC



7' 7" x 13' 3" (2.31m x 4.04m) (at widest - irregular shape)

Up the wooden staircase is a bright, airy attic space with plenty of eaves storage. Velux windows to the front flood the space with light. There are ample power sockets, one with USB ports, a radiator, cupboard door to eaves storage, and door to the WC.

WC



7' 7" x 3' 4" (2.31m x 1.02m)

The WC has a Velux window to the rear, with a concealed cistern WC, heated towel rail, LED mirror, tiled flooring, and a tiled top with wash hand basin inset, and shelf beneath.

OUTSIDE

OPEN GARAGE



The open garage is shared between the ground floor and first floor flat, with an allocated parking or storage space for each.

COUNCIL TAX BAND: C

Lease term to be advised.