



TOTAL FLOOR AREA : 1709 sq.ft. (158.7 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	85	86
(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	



## 24 YEW TREE ROAD SEVENOAKS, DUNTON GREEN TN14 5GE

This sizeable light and airy end-of-terrace home in a popular residential development combines modern living with luxury upgrades. Featuring four bedrooms, three bathrooms, a downstairs cloakroom, and a stylish upgraded kitchen, the property also boasts recently installed air conditioning, fitted solar panels, ultra-fast FTTP internet, bespoke blinds, two receptions, and an integral garage with parking on a private driveway. The rear garden has an extended patio which offers a delightful seating area, and has the additional bonus of side access which not all homes in the development benefit from. Residents enjoy exclusive access to an on-site gym, private woodland, and a children's play area, as well as having access to a footpath into Sevenoaks Wildlife Reserve. Just a short walk to the station with excellent commuter links to London, this home is perfect for those seeking style, comfort, and convenience.

Four bedrooms ■ Three bathrooms and downstairs cloakroom ■ Remainder of NHBC Warranty ■ Exclusive residents access to private woodland and on-site gym with newly updated equipment ■ Luxurious, high specification features and upgrades such as recently installed air conditioning ■ Tucked away position ■ Integral garage and private driveway ■ End of terrace ■ Modern, stylish and ready to move into ■ Air circulation system to the kitchen and bathrooms

PRICE: GUIDE PRICE £728,000 FREEHOLD



## SITUATION

The property is positioned in the popular Ryewood development, which is an ideal location for commuters, with Dunton Green station only a short walk away. Dunton Green railway station offers direct and regular services to London Bridge in 45 minutes, as well as the option to change at Orpington which reduces the journey time to 30 minutes. Charing Cross and Waterloo East are also easily reached. There are regular services which take you to Sevenoaks in 3 minutes. The property also enjoys excellent links to the motorway network via the A21 and M25 for London and the coast.

Ryewood is adjacent to the Sevenoaks Wildlife Reserve and access is easy via a footpath, and it also features private woodland for residents to enjoy, children's play areas and a well-equipped residents gym with newly updated equipment. The property is situated on a particularly quiet, tucked away position in Ryewood.

Dunton Green amenities include independent stores, a coffee house, local and major superstore. Nearby Sevenoaks provides a comprehensive selection of shops, restaurants and supermarkets. The area offers a wide choice of social and recreational activities including the Stag Theatre, a cinema, library, leisure centre with swimming pool and fitness suite, Hollybush Recreation Ground, which provides tennis courts, bowls, astro turf pitch, a café and a children's playground. Sevenoaks features the last remaining deer park in Kent - Knole Park provides 1,000 acres in which one can explore. There is also golf at Knole and Wildernesse and cricket at The Vine.

The property has access to a wide range of nearby state schools, including Dunton Green Primary School, Riverhead Infants' School (rated Outstanding by Ofsted) and Knole Academy, as well as Trinity Secondary School, the annexed Weald of Kent Grammar School for girls and Tunbridge Wells Grammar School for boys, together with a good selection of renowned independent schools including The Granville, Walthamstow Hall, Russell House, Radnor House, Sackville and Sevenoaks.

Dunton Green station 0.4 mile, Sevenoaks station 1.6 miles (London Bridge 22 minutes) Sevenoaks 2.3 miles, M25 (Jct. 5) 3.5 miles, London Gatwick Airport 23.7 miles, central London 34.0 miles.

## DIRECTIONS

From Sevenoaks main line railway station, proceed on the London Road towards Riverhead. Go straight over the two mini roundabouts and head towards Dunton Green, going past the Tesco superstore on your left. Continue straight on over the roundabout. Proceed to the next roundabout, taking the second left into Station Road. Continue under the railway bridge and Ryewood will be found on the right hand side. Proceed into the development via Nicholson Road, bear left onto Macmillan Road and follow Yew Tree Road around the corner until 24 can be reached on your right hand side. Park on the driveway.

## GROUND FLOOR

### ENTRANCE HALL

19' x 8' into stairs (5.79m x 2.44m) Amtico flooring, LED down lighting, radiator, understairs storage cupboard with automatic light, stairs to the first floor, Nest thermostat control for the central heating. Doors to kitchen, garage, and cloakroom.

### CLOAKROOM

5' 1" x 3' 1" (1.55m x 0.94m) Low level WC with concealed cistern, wash hand basin with mixer tap, sealed unit double glazed window to the front, tiled floor, tubular heated towel rail, half tiled walls, wall-mounted mirror, LED down lighting.

### INTEGRAL GARAGE

19' x 9' 8" (5.79m x 2.95m) Light and power, EV charger, electronically controlled up and over door, space and plumbing for a washing machine, space for a tumble dryer.

## KITCHEN/DINING/FAMILY ROOM



18' 1" x 17' 8" narrowing to 13' (5.51m x 5.38m) Franke kitchen with an excellent range of soft closing ground and wall cupboards, attractive splashback, Silestone worktops with upstands incorporating a one and a half bowl stainless steel sink with carved drainer, mixer tap and cupboard under containing water softener. Comprising a Siemens 5 ring gas hob with pan drawers under, Siemens stainless steel extractor canopy over, under cupboard lighting, Siemens oven and Siemens microwave oven, cupboards above and below, corner carousel cupboard, recently installed Siemens dishwasher, halogen down lighting, a large Haier American style fridge/freezer, Amtico flooring, sealed unit double glazed window to the rear, two radiators. There are sealed unit double glazed double doors with windows either side leading into the rear garden.

## FIRST FLOOR

### LANDING

12' x 7' 3" including stairs (3.66m x 2.21m) Carpet, radiator, built in storage cupboard, doors to bedroom, lounge, and bathroom, and stairs to the second floor.

### LOUNGE

18' 1" max x 16' 8" max (5.51m x 5.08m) Two sealed unit double glazed windows to side and rear with attractive natural wood plantation style shutters, Amtico flooring, air conditioning, two radiators, sealed unit double glazed double doors with windows either side leading onto a balcony terrace.

### BALCONY TERRACE

10' x 6' 9" (3.05m x 2.06m) Enjoying a rear outlook and with safety railings.

### BATHROOM



6' 8" x 6' 5" (2.03m x 1.96m) Panelled bath with mixer tap and hand shower attachment, shower screen, wash hand basin with mixer tap, low level WC with concealed cistern, full height tiling to two walls incorporating a mirror, LED down lighting, sealed unit double glazed window to the front with obscure glazing, tubular heated towel rail, tiled floor.

### BEDROOM 4

13' x 10' 6" (3.96m x 3.20m) Juliet balcony with sealed unit double glazed double doors to the front with attractive natural wood plantation style shutters, radiator, air conditioning, Amtico flooring.

## SECOND FLOOR

### LANDING

10' 10" max narrowing to 7' including the stairs x 9' 4" (3.30m x 2.84m) Doors to bedrooms and bathrooms, carpet, cupboard with an automatic light housing a hot water cylinder and an Ideal gas fired boiler serving the central heating and hot water. Hatch to the loft, which is partly boarded with light and a ladder.

### BEDROOM 1



10' 8" x 10' 5" (3.25m x 3.18m) Sealed unit double glazed window to the rear with natural wood plantation style shutters, Nest thermostat control for the central heating, air conditioning, Amtico flooring, radiator, opening leading through to the dressing room and a door into the en-suite shower room.

### DRESSING ROOM

7' 3" into cupboards x 6' 8" into cupboards (2.21m x 2.03m) Two walls equipped with wardrobe rails and shelves enclosed by floor to ceiling sliding smoke mirrored doors, sealed unit double glazed window to the rear with natural wood plantation style shutters, Amtico flooring.

### EN-SUITE SHOWER ROOM

7' 4" x 5' (2.24m x 1.52m) Walk in large shower enclosed with glass screen, low level WC with concealed cistern, wash hand basin with mixer tap, LED down lighting, tiled floor, tubular heated towel rail, full height tiling to two walls incorporating a double cupboard with mirrored doors and automatic lighting.

### BEDROOM 2

11' x 10' 6" (3.35m x 3.20m) Sealed unit double glazed window to the front with natural wood plantation style shutters, laminate flooring, radiator.

### BEDROOM 3

9' 6" x 7' (2.90m x 2.13m) Sealed unit double glazed window to the front with natural wood plantation style shutters, laminate floor, radiator.

## SHOWER ROOM



7' 4" x 5' (2.24m x 1.52m) Walk in large shower enclosed with glass screen, low level WC with concealed cistern, wash hand basin with mixer tap, LED down lighting, tiled floor, tubular heated towel rail, full height tiling to two walls incorporating a cupboard with mirrored door and automatic lighting.

## OUTSIDE

### PRIVATE DRIVEWAY AND FRONT GARDEN

There is a private driveway providing off road parking which is not shared by or attached to any neighbouring properties, flower beds with varied planting, and side access which leads through to the rear garden.

### REAR GARDEN



The rear garden is enclosed and sheltered with trees, with a patio perfect for al fresco dining. There is an area of lawn with flower borders, and steps up to the gate for side access.

## SERVICES AND CHARGES

Ryewood has the additional benefit of an on-site residents gym, which has been recently updated with new equipment, a private woodland and children's play areas. Service charge: Circa £700.00 total, paid biannually. Included in this cost is an on-site 5 day a week caretaker who assists with litter picking, enforce TP1 documents and arrange repairs. FREEHOLD. Mains gas, electricity, water and drainage. Council tax: Band F (£3,327.20 24/25 figure)