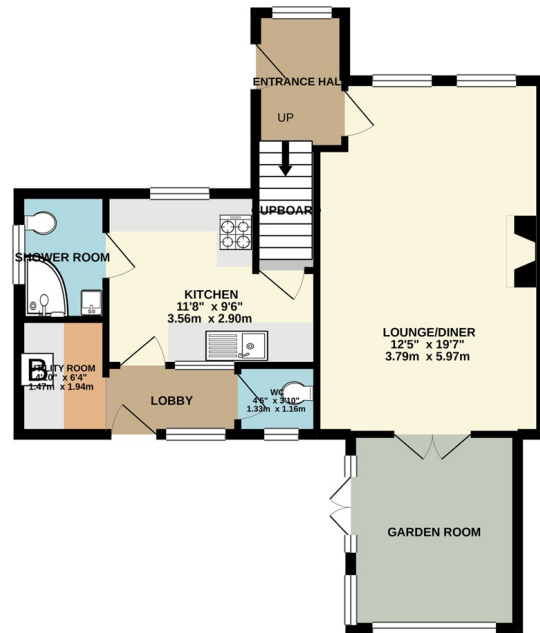
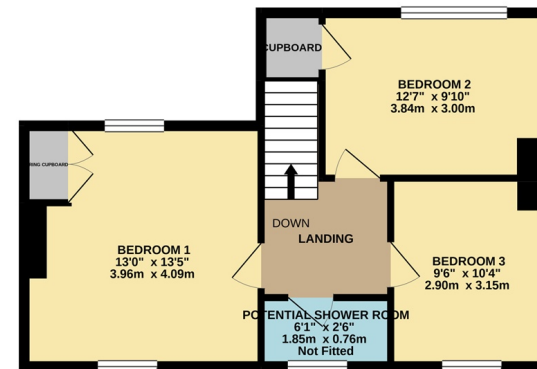


GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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6 DARENTH LANE, DUNTON GREEN, SEVENOAKS, KENT TN13 2XR

DEVELOPMENT POTENTIAL, an excellent opportunity to purchase a 3 bed semi detached property with planning permission to build a new detached 3 bedroom dwelling to side with gardens and parking. Planning ref 21/00654/FUL. Ideal for two families or budding developers.

Entrance Hall ■ Living Room ■ Garden Room ■ Kitchen ■ Cloakroom ■ Utility Room ■ Shower Room ■ 3 bedrooms ■ Potential first floor shower room ■ Parking ■ PP for 3 bedroomed detached dwelling ■ No Chain

PRICE: £600,000 FREEHOLD

SITUATION

Darenth Lane is located in a quiet cul de sac close to the centre of Riverhead. Sevenoaks main line railway station (Charing Cross, Cannon Street, London Bridge or Waterloo (28-36 mins) is within easy reach.

Dunton Green railway station is also within easy reach. Riverhead offers varied shops and a Tesco 24 hour superstore. There are a variety of excellent schools for all ages in the area. Local attractions include the 16th Century Knole Park (National Trust) with varied family walks which is close to Sevenoaks town centre. Chipstead Common is within easy reach as is Chipstead Lake for sailing and Chipstead Tennis Club. The town of Sevenoaks with its good shopping facilities, library and swimming pool complex is about one mile distant. Access onto the A21/M25 for London, the coast, Gatwick and Heathrow airports is within a short drive.

DIRECTIONS

From Sevenoaks proceed north on the London Road (A224) into Riverhead. Take the road to your right at the roundabout and straight across at the next roundabout towards Dunton Green. Go straight over the next roundabout by the Tesco superstore and then take the next turning on your right into Pounsley Road. Darenth Lane is the first turning on your right hand side.

GROUND FLOOR

Wood front door to Entrance Hall.

ENTRANCE HALL

4' 3" x 3' 4" (1.30m x 1.02m) Stairs to first floor, door to lounge, double glazed window to front.

LOUNGE



20' 5" x 12' 7" (6.22m x 3.84m) Double glazed windows to front, double doors to rear, fitted dresser.

GARDEN ROOM

12' x 10' (3.66m x 3.05m) Wood effect flooring, double glazed windows, doors to rear.

KITCHEN

12' 7" x 10' 1" (3.84m x 3.07m) Double glazed window to front, double glazed door to rear, part tiled walls, wall and base units with worktops, stainless steel gas hob, extractor fan stainless steel gas oven, ceramic single drainer sink unit, door to shower room, door to under stairs cupboard.

SHOWER ROOM

7' 7" x 4' 9" (2.31m x 1.45m) Fitted with white suite comprising enclosed corner shower cubicle, vanity unit, low level W.C., fully tiled walls, double glazed opaque window to side.

UTILITY



5' x 5' (1.52m x 1.52m) Wall mounted Baxi boiler, plumbing for washing machine, wall cupboards, worktops.

FIRST FLOOR

LANDING

Doors to bedrooms and potential shower room

POTENTIAL SHOWER ROOM

7' 7" x 4' 9" (2.31m x 1.45m) Plumbing and space for shower and toilet.

BEDROOM 1

13' x 13' 5" (3.96m x 4.09m) Dual aspect double glazed window to front and rear, radiator, airing cupboard.

BEDROOM 2

10' 3" x 9' 3" (3.12m x 2.82m) Double glazed window to front, radiator, built in cupboard.

BEDROOM 3

10' 3" x 9' 3" (3.12m x 2.82m) Double glazed window to rear, radiator.

OUTSIDE

GARDEN



There is access to front and rear. The property has lawns and patios with parking currently to rear. There are various outbuildings.

PLANNING PERMISSION

ref 21/00654/FUL

COUNCIL TAX BAND D