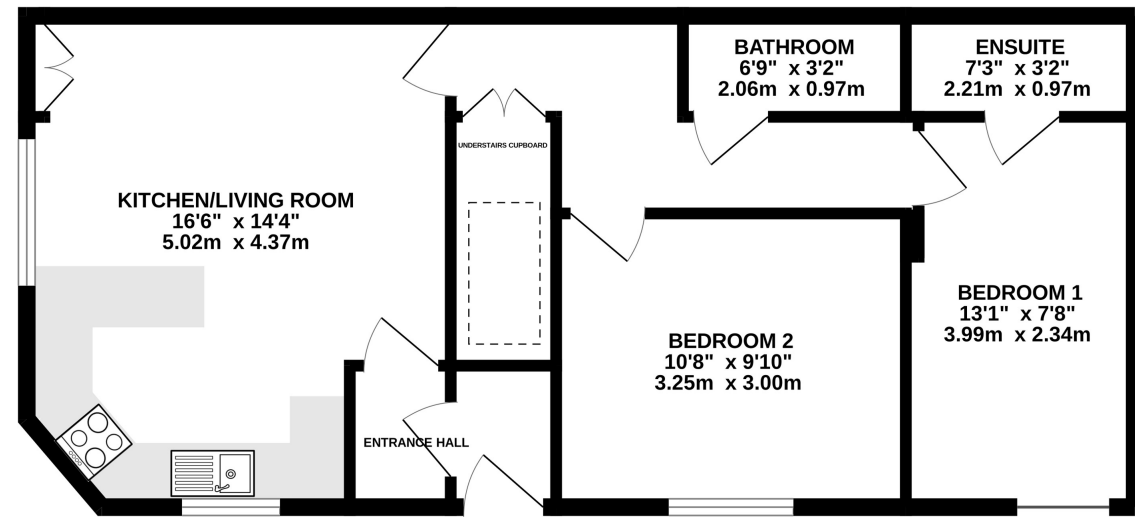


GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



GROUND FLOOR FLAT

TOTAL FLOOR AREA : 607 sq.ft. (56.4 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.
Made with Metropix 62024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(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 1, 136 LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT TN13 2UR

Refurbished to a high standard, this stylish ground floor flat offers well-proportioned accommodation in a highly convenient location, only a short walk from the railway station, local schools and shops. With an en-suite main bedroom, open plan kitchen and dining space, alongside off-street parking in the open garage, this flat is a great opportunity for investors or first time buyers. This property is offered chain free, as well as having the major advantage of being share of freehold.

Two bedroom, two bathroom ■ Ground floor apartment ■ Modern and stylish ■ Share of freehold ■ En-suite shower room ■ Walking distance of station ■ Convenient for shops and schools ■ Parking ■ Open garage ■ Double glazing throughout

PRICE: £285,000 SHARE OF FREEHOLD



SITUATION

This property is situated close to the village centre within easy walking distance of local shops, restaurants and amenities. Dunton Green Recreation Ground is directly behind the property which offers a lovely open space, playground, games area and sports pitch, as well as providing a direct short walking route to Dunton Green railway station. Bus routes 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 1 is on the ground floor, door to the left.

ENTRANCE

Shared with the first floor flat, with doors to both flats.

INNER ENTRANCE HALL

4' 9" x 3' 5" (1.45m x 1.04m)

Feature tiled floor with hooks for hanging coats and space for shoes.

KITCHEN/LIVING ROOM

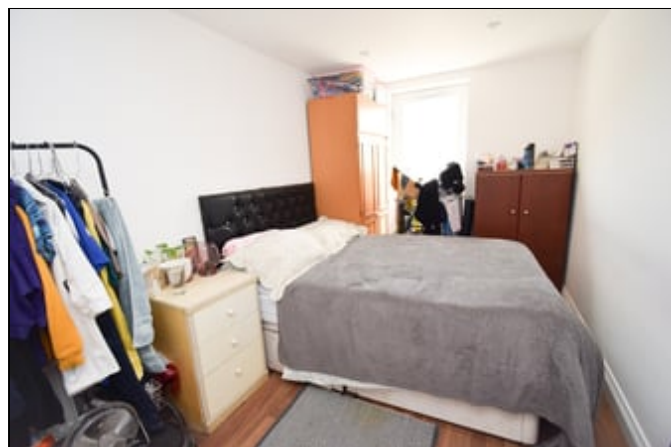


16' 6" x 14' 4" (5.03m x 4.37m) [at widest points]
Access from the inner entrance hall is the attractive open plan kitchen and living space, with a breakfast bar area. Double glazed windows to side and front. The kitchen comprises tiled flooring, grey matching wall and base units, drawers, wood effect countertops, tiled splashback, stainless steel sink with drainer and mixer tap, AEG oven, 4 ring electric hob, AEG extractor, space for both fridge freezer and dishwasher. The living space comfortably accommodates both dining table and sofa space, with radiator, thermostat, wood effect flooring, and cupboard housing electric meters. There is a door leading to the hallway.

HALLWAY

Wood effect flooring, radiator, understairs storage cupboard, doors to bedrooms and bathroom.

BEDROOM 1



13' 1" x 7' 8" (3.99m x 2.34m) [at widest points]
Double bedroom with en-suite shower room. Door to side with opaque window, radiator, door to en-suite.

EN-SUITE



3' 2" x 7' 3" (0.97m x 2.21m)
Tiled and comprising low level WC with concealed cistern, wall-mounted mirrored cupboard, wall-mounted LED mirror, heated towel rail, vanity unit, large shower cubicle, extractor fan, underfloor heating.

BEDROOM 2



9' 10" x 10' 8" (3.00m x 3.25m)
Double with radiator and double glazed window to side.

BATHROOM



3' 2" x 6' 9" (0.97m x 2.06m)
Tiled and comprising low level WC with concealed cistern, wall-mounted mirrored cupboard, wall-mounted LED mirror, heated towel rail, vanity unit, large shower cubicle, extractor fan, underfloor heating.

OPEN GARAGE



The open garage is shared between the ground floor and first floor flat, with an allocated parking or storage space for each. There is no garden for this flat.

COUNCIL TAX

Council tax: Band D (approximately £2,300 2024-2025 figure)

Share of freehold. Lease term to be advised.