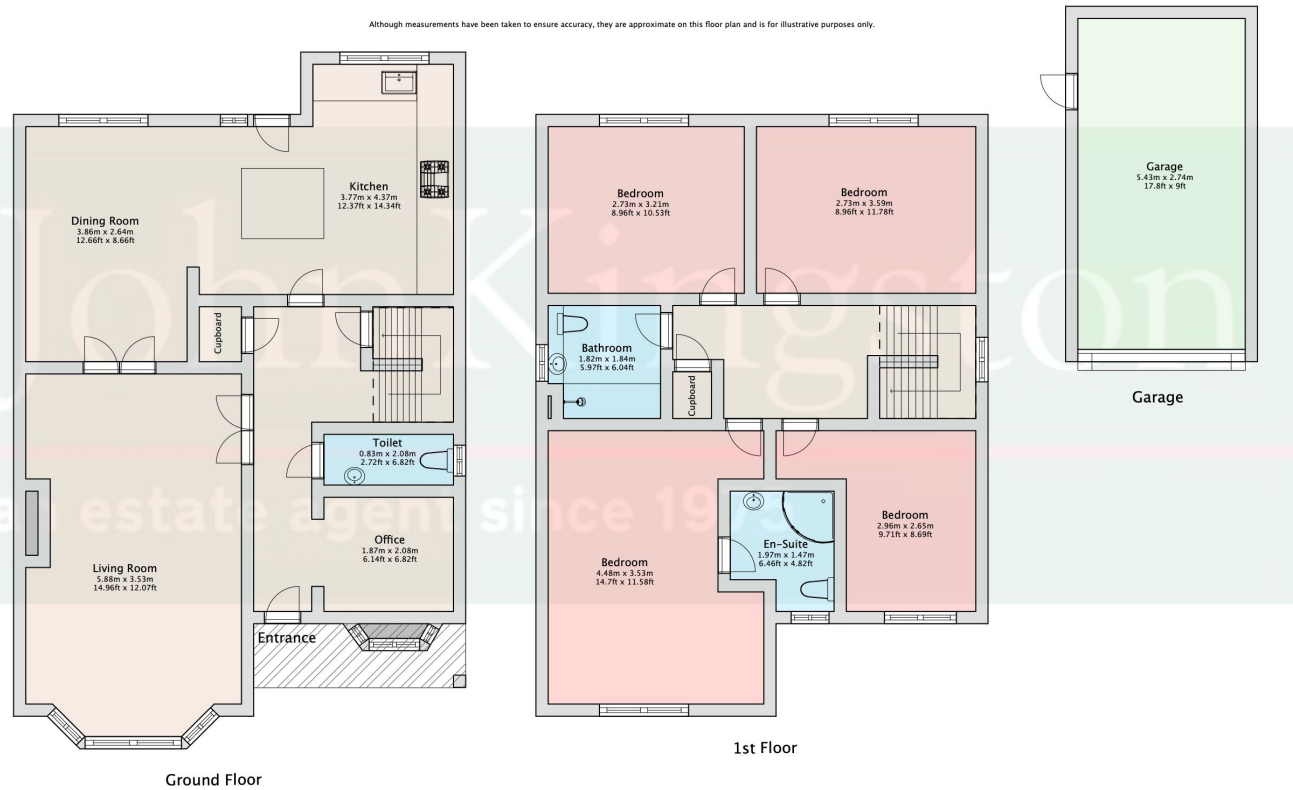


33 Mill Road
Approximate total internal area:
125.58m² (1351.73sqft)
Approximate total internal area inc garage:
140.46m² (1511.9sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	81
EU Directive 2002/91/EC			



33 MILL ROAD, SEVENOAKS, DUNTON GREEN TN13 2UZ

Built circa 1996 by Fairclough Homes a well cared for and presented 4 bedroom detached house offering well proportioned accommodation located in an excellent position in a cul de sac close to varied amenities. This attractive house which enjoys open rear views is sited on a corner and benefits from plenty of off road parking a garage and a secluded garden.

Entrance Hall ■ Cloakroom ■ Dining Room ■ Study ■ Kitchen/Breakfast Room ■ 4 Bedrooms ■ En suite Shower Room ■ Bathroom ■ Gas fired central heating ■ Sealed unit double glazed windows ■ Detached Garage ■ Driveway with plenty of off road parking ■ Secluded Garden ■ Living room

PRICE: GUIDE PRICE £865,000 FREEHOLD

SITUATION

Conveniently situated close to all local amenities including the 24 hour Tesco superstore and Dunton Green main line railway station. Other facilities in Riverhead village about half a mile away. Sevenoaks with its excellent shopping and leisure facilities is just under two miles distant and Sevenoaks main line railway station (for services to London Bridge, Cannon Street, Waterloo and Charing Cross) is just under one and a half miles distant. The Chevening interchange at Bessels Green for junction 5 of the M25 and for the A21 for London or the coast is within a short drive. There are excellent educational and recreational facilities in the area. Historic National Trust owned Knole with its 1,000 acre deer park in which to roam is easily reached.

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 take the next turning on the left into Mill Road. Follow the road around and number 33 (which faces side on to Mill Road) is the last house on your left hand side.

GROUND FLOOR

COVERED PORCH

Outside lighting.

ENTRANCE HALL

17' 7" x 11' including stairs narrowing to 3' 6" (5.36m x 3.35m) Coved cornice, security control panel, radiator, understairs storage cupboard, second built in cupboard, thermostat control for the central heating.

CLOAKROOM

6' 8" x 2' 7" (2.03m x 0.79m) Wash hand basin with ceramic tiled splashback, low level W.C., radiator, double glazed window to the side with obscure glazing.

LIVING ROOM



19' 8" into bay x 12' (5.99m x 3.66m) Approached through double doors from the hall, double glazed diamond leaded light window to the front, two double radiators, coved cornice, two wall lights, gas fire with attractive Adams style surround, double doors open into the dining room.

OFFICE

7' 2" x 6' 5" (2.18m x 1.96m) Approached through an arch way off the hall, double glazed bay window to the front with diamond leaded lights, radiator, coved cornice.

KITCHEN



12' 3" x 14' 3" (3.73m x 4.34m) Fitted with a comprehensive range of wall and base units, granite work tops, inset one and half bowl sink unit, stainless steel gas hob with cooker hood, cupboard housing Vaillant gas boiler, integrated Siemens double oven, washing machine, dishwasher, fridge freezer, pan drawers, wine rack, Island feature with storage and breakfast bar, UPVC double glazed door and window to garden, vertical radiator, open to dining room.

DINING ROOM



12' 6" x 8' 6" (3.81m x 2.59m) Double glazed window to rear, double doors to living room.

FIRST FLOOR

LANDING



16' 7" including stairs x 6' 5" (5.05m x 1.96m) Airing cupboard with pre-insulated copper cylinder and immersion heater, double glazed window to the side, hatch to the loft, coved cornice.

BEDROOM 1



14' 7" x 11' 6" (4.45m x 3.51m) Double glazed diamond leaded light window to the front, coved cornice, radiator, built in double and single floor to ceiling wardrobe cupboards.

EN SUITE SHOWER ROOM



6' 4" x 4' 8" (1.93m x 1.42m) Fitted with contemporary suite comprising, vanity wash hand basin with mixer tap, low level W.C., corner shower cubicle with Aqualisa shower, shaver point, half tiled walls, heated towel rail, mirrored cabinet, double glazed diamond leaded light window to the front with obscure glazing.

BEDROOM 2



11' 8" x 8' 10" (3.56m x 2.69m) Double glazed window to the rear, radiator, coved cornice.

BEDROOM 3

10' 5" x 8' 10" (3.17m x 2.69m) Double glazed window to the rear, radiator, coved cornice.

BEDROOM 4

9' 7" x 8' 7" (2.92m x 2.62m) Double glazed diamond leaded light window to the front, radiator, coved cornice.

BATHROOM



6' 0" x 5' 10" (1.83m x 1.78m) Double shower enclosed shower with Aqualisa shower, tiled marble effect splashbacks, wash hand basin with mixer tap, low level W.C. inset to furniture, double glazed window to the side with obscure glazing, shaver point, heated towel rail.

OUTSIDE

DETACHED GARAGE



17' 8" x 9' (5.38m x 2.74m) Light and power, eaves storage, door to the side, up and over door.

FRONT AND SIDE GARDEN

The front and side garden comprises large areas of lawn, flower beds and borders with an array of flowering shrubs and bushes, various trees including a large oak tree, a driveway which leads to the garage provides car parking for a number of cars.

REAR GARDEN

There is a lovely secluded rear garden comprising a paved area leading to an area of lawn, very well stocked flower beds and borders with an array of flowering shrubs and bushes, vegetable plot, outside water tap. Gate leads around the side of the house to the front.

COUNCIL TAX BAND G