



3 BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA: 916 sq.ft. (85.1 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			
(82+)	A		
(81-91)	B		86
(69-80)	C	72	
(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	



61 LENNARD ROAD, DUNTON GREEN, SEVENOAKS, KENT TN13 2UU

This fabulously renovated and refurbished, 3 bedroom terraced property provides so much more than initially meets the eye, with spacious bedrooms, modern bathrooms and plenty of living space. The large, open plan, attractive kitchen area boasts all the latest luxuries, accentuated by the large skylight. With bi-fold doors opening up to the private garden, as well as parking space for two cars on the driveway, this property has lots to offer, both in convenience and style.

Recently refurbished ■ 3 bedrooms ■ Plenty of parking on the driveway ■ Stylish bathrooms ■ Walking distance to station ■ Underfloor heating ■ Attractive kitchen ■ Private garden ■ Gas central heating ■ Energy efficient home

SITUATION

Situated in the up and coming village of Dunton Green, with a railway station from where there are commuter services to London Bridge, Waterloo, and Charing Cross (London Bridge 38 minutes). The station is a 3 minute walk via a public footpath. The popular Dunton Green primary school is a safe 5 minutes walk as are open fields and the Rye Wood forest. Buses offering routes to Sevenoaks High Street and surrounding areas are nearby. There are local shops in Dunton Green as well as a Tesco superstore about half a mile distant. Riverhead is about 1 mile and offers local shops. Sevenoaks main line station is about one and three quarters of a mile, whilst Sevenoaks town is about two and a half miles. There are excellent motorway links in the vicinity and numerous public footpaths for country walking.

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 Tesco superstore on your left. Continue straight on over the roundabout. Proceed to the next roundabout going straight over and the turning to Lennard Road is the next turning on your right hand side. 61 is the left half of the road, on the right hand side.

ENTRANCE HALL

Upon entering the property, there is space for coats and shoes, as well as a convenient storage cupboard under the stairs.

LIVING ROOM



12'0" x 12'05" (3.66m x 3.78m)

A versatile living space, perfect for family and guests, with new cream carpet, television wall port and downlights. Large, double glazed windows look out to the drive, accompanied by bespoke white shutters.

OPEN PLAN KITCHEN/DINING ROOM



15'04" x 24'06" (4.67m x 7.47m)

The spacious kitchen exudes luxury, with all AEG appliances, including a dishwasher, two ovens, integrated coffee machine, integrated microwave, full length fridge, full length freezer, five burner gas hob and extractor fan. Featuring Corian worktops, a large island/breakfast bar, plenty of cupboard space and a large skylight with electronic blinds, as well as bi-folding doors, also with blinds. The underfloor heating follows through to the open plan, versatile dining/living space, alongside a log burning stove. From this space, both cloakroom and utility space are easily accessible.

CLOAKROOM

A conveniently located cloakroom, with underfloor heating and hand wash basin with storage cupboard.

UTILITY ROOM

A tucked away useful space, large enough for stacked washing machine and tumble dryer.

FAMILY BATHROOM



6'03" x 6'10" (1.91m x 2.08m)

A stylish main bathroom, including a bath with shower head, hand wash basin with storage unit underneath, heated towel rail and illuminated heated bathroom mirror.

BEDROOM 1



11'02" x 12'07" (3.40m x 3.84m)

The largest of the three bedrooms, with brand new carpet, large double glazed windows, bespoke shutters and downlights.

BEDROOM 2



11'04" x 10'06" (3.45m x 3.20m)

Another double bedroom, with pristine new carpet, large window overlooking the garden, bespoke shutters and downlights.

BEDROOM 3



6'04" x 8'05" (1.93m x 2.57m)

A small single bedroom or study area, with newly fitted carpet, double glazing and bespoke shutters.

GARDEN



A well proportioned, private garden, with patio, lawn, alongside shrubs and plants such as lavender. Enclosed by fencing and Yew hedges, which will prevent overlooking. At the rear of the garden, there is a back gate to an alleyway.

LOFT

Insulated and with previously granted, yet now expired, planning permission to extend into.

Council tax: Band D