



# JONATHAN HALL

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London Road, Dunton Green, Sevenoaks, TN13 2UP

Offers Over: £475,000

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## Accommodation

Ground floor: entrance hall with staircase to the first floor; a spacious living room with log burner, sash windows and wood flooring and archway to the dining area with fitted wall and base cupboards, wood flooring and opening to the kitchen which is fitted with a range of base and wall cupboards, and drawers, worktops, sink, electric hob with extractor hood above, built-in Gaggenau oven, built-in wine cooler, spaces for washing machine, dishwasher and fridge/freezer, and part tiled and wood floor; sash window, and door leading to the garden; and bathroom with bath and shower above, WC and vanity wash basin.

First floor: landing, bedroom one with wooden floor and fitted storage units; bedroom two with a storage cupboard; bedroom three with lovely views over the garden; and study/potential shower room.

## Outside

There is a small courtyard to the side of the property leading to the entrance door and to a side gate leading to the rear garden. There is an approximately 38ft pleasant south-westerly facing rear garden with a sandstone paved patio, a lawn, borders stocked with a range of well-established shrubs and plants, two sheds, a paved path leading to a gate leading to a log store and the oak framed double carbarn which is accessed via an attractive driveway from Barretts Road.

## Agents Note

The property is freehold and in council tax band D, and benefits from double-glazed windows, gas central heating, mains gas, mains electric, mains water and mains drains. Our vendors inform us the access leading to their carbarn is shared with number 147, and 147 has a vehicular right of way across the rear of 145.

A well-presented and spacious period semi-detached house with an oak framed double carbarn, an approximately 38ft pleasant south-westerly facing rear garden, period features including refurbished and double glazed sash windows, a spacious living room, dining room, kitchen, bathroom, three double bedrooms and a study. Conveniently located in the heart of the village of Dunton Green with its local shops, pubs, restaurants, takeaways, park, and primary school, and only 0.3 miles walk to the railway station with London Bridge from only 30 minutes. Nearby is the Sevenoaks Wildlife Reserve with beautiful walks around the lakes; and also beautiful countryside.

### Summary

- Well-Presented Period Semi-Det House
- Car Barn for Two Cars
- Pleasant South-Westerly Facing Garden
- Spacious Living Room & Dining Area
- Kitchen & Bathroom
- Three Double Bedrooms & Study
- Sash Windows & Log Burner
- Heart of Village with Local Amenities
- Approx 0.3 Miles Walk to Railway Station
- With London Bridge from 30 Mins





## Location

The village of Dunton Green benefits from a railway station with London Bridge from only 30 minutes, an excellent park with a great children's playground, tennis court and basketball court, a primary school, local shops, a couple of pubs, restaurants and takeaways.

Sevenoaks town centre with its comprehensive range of restaurants, coffee shops, pubs and shops, and cinema/theatre is approximately 2.3 miles away. In and around Sevenoaks are five supermarkets including Waitrose, Sainsburys, Tescos, Lidl and Aldi.

There is a wide range of local leisure facilities including Sevenoaks Leisure Centre, a range of gyms, cricket club, rugby club, football club, hockey club, Golf Club, Knole House and Deer Park, and Sevenoaks Wildlife Reserve.



There are a variety of excellent state and private primary and secondary schools in and around Sevenoaks, including two Grammar schools and the renowned Sevenoaks Public School.

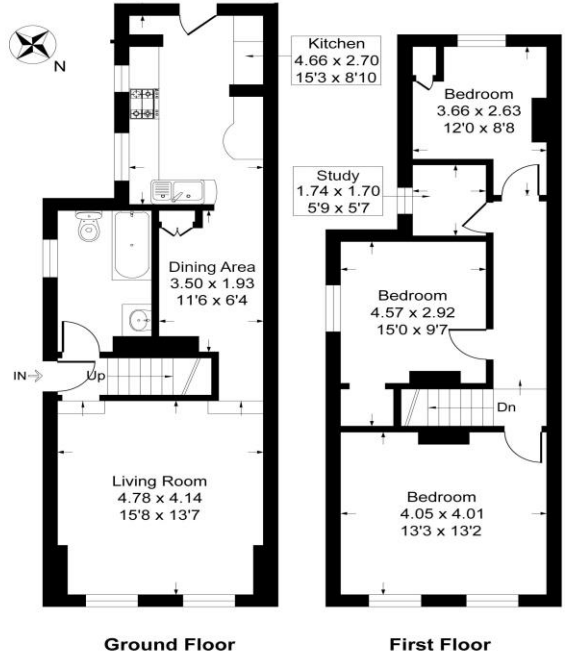
Sevenoaks mainline railway station, with services to London Bridge (from 23 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes), is approximately 1.7 miles away.

Access to both the A21 and the M25, leading to the London airports and Bluewater Shopping Centre, are within approximately 3 miles away.



*A spacious period semi-detached house with a pleasant south-westerly facing rear garden and a double car barn, located in the heart of Dunton Green with its local amenities including railway station, with London from only 30 minutes.*





**Ground Floor** **First Floor**  
 Approximate Gross Internal Area = 101.2 sq m / 1090 sq ft

1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

