

107 London Road, Dunton Green





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Immaculate stylish 3-bed house with garage. Just a short walk from the popular Primary School, local shops and mainline station, is this fantastic three bedroom house. It is generously sized with neutral and immaculate décor throughout and is set back from the road by a paved off-street driveway.

Accommodation Summary

- End of terrace house
 - 3 bedrooms
- Spacious living room
- Kitchen/dining room
 - Conservatory
 - Bathroom
- Large integral garage
 - West facing garden
- 0.3 mile distance to mainline station
 - No onward chain



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Just a short walk from the popular Primary School, local shops and mainline station is this fantastic three bedroom house. It is generously sized with neutral and immaculate décor throughout and is set back from the road by a paved off-street driveway.

A low brick wall with hedging behind screens the house from the road, a part opaque glazed door welcoming you into a enclosed porch.

The neat entrance hallway behind has an under stair cupboard to keep the space clutter free and a useful guest cloakroom.

At the rear is the well-designed kitchen/dining room which has plenty of room for a dining table and chairs to be placed in front of one of the large windows and glazed door revealing lovely views of the rear garden. Smart eye and base level cabinets topped with contrasting warm wooden work tops make it a very welcoming space and with fitted appliances it is a fantastic space for family living. There is also access into the garage with lighting and electricity and space for storage.

Next door is the spacious living room brightened by its front aspect windows and glazed doors to the rear opening into the conservatory. There is a feature fireplace making the room homely and welcoming and plenty of space for family sofas.

The conservatory with its wrap around windows is a great space to relax in enjoying glorious garden views.

Climbing the stairs to the first floor, there are three bedrooms, two of which are generous doubles and one with built in wardrobes.

A modern stylish bathroom with shower over the bath completes the floor.

Outside there is a large garden, safely enclosed for pets and children, which is mainly laid to lawn with a paved terrace for summer entertaining. There are a variety of mature trees and stocked flower beds.

This home is an ideal purchase for a young professional family or as an investment opportunity. It is a must see!





Entrance Hall: wooden effect flooring, under stairs storage cupboard, radiator in decorative cover and door opening into:

Cloakroom: low level WC, pedestal wash hand basin, part tiled walls, tile effect flooring and heated towel rail.

Kitchen/Dining Room: 19'11 x 9'2 rear aspect windows overlooking the rear garden, rear aspect glazed door opening into the garden, electric oven, stainless steel extractor, 1 ½ sink with drainer and mixer tap over, wooden effect flooring and radiator in decorative cover. The kitchen has plenty of wooden worktop space and a good selection of eye and base level units and door opening into:

Garage: 11'5 x 17'1 front aspect door, lighting and electricity.

Living Room: 12'1 x 21 front aspect windows, fireplace with coal effect fire, radiator in decorative cover and rear aspect sliding glazed doors opening into:

Conservatory: 8'8 x 7 side and rear aspect windows, rear aspect French doors opening into the garden and tile effect flooring.

Stairs up to first floor landing with doors opening into:

Bathroom: Opaque front and side aspect windows, panel enclosed bath with wall mounted shower attachment and glass shower bath screen, vanity unit with bowl wash hand basin with mixer tap over, low level WC, heated towel rail, part tiled walls and tile effect flooring.

Bedroom 1: 12'1 x 10'8 front aspect windows with views of the street and radiator in decorative cover.

Bedroom 2: 10'7 x 10'4 rear aspect window with views of the garden, fitted wardrobes and radiator.

Bedroom 3: 9 x 8 rear aspect window with views of the garden and radiator.

Outside: At the front there is a mid height brick wall with hedging and planting behind, side perimeter wooden fencing, front access into the integral garage, paved driveway and pathway to the front entrance door. To the rear the garden is laid mainly to lawn with a paved terrace perfect for outside dining. There is perimeter fencing, mature shrubs, trees and stocked flower beds.



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.

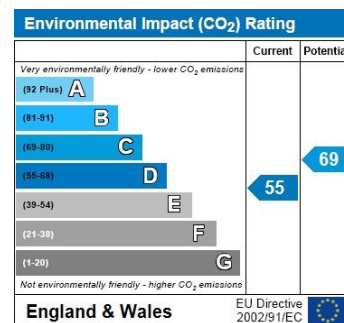
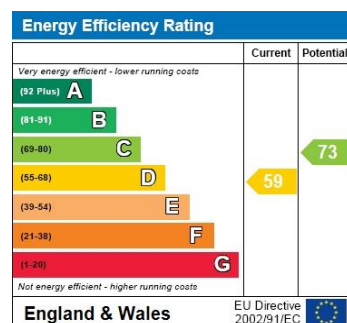


1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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General:

Tenure: Freehold

Local authority:

Council tax: Band D (£1,944.00)

EPC: D (59)

Area Information: Dunton Green, Sevenoaks

Dunton Green is 3 miles north of Sevenoaks and lies in the valley of the River Darent. It is designated as being part of the Kent Downs area of outstanding natural beauty, due to its proximity to the North Downs.

It has its own popular Primary School, local shops and mainline station with fast access into central London. Dunton Green railway station provides train services every 30 minutes to London Bridge, Waterloo East and London Charing Cross taking around 40-50 minutes. Otford Station is about a 5 minute drive away and has fast trains running every 30 minutes to London Victoria and stopping services running every 30 minutes to London Blackfriars. There are also bus services to central Sevenoaks and surrounding villages.



