



Modern 4 Bedroom 3 Bathroom Townhouse with Garden & Garage

This modern mid-terrace townhouse sits on a quiet road in the popular Ryewood development. It is well proportioned with accommodation arranged over three floors. On the ground floor there is a cloakroom WC, and a kitchen-breakfast room with dishwasher, gas hob, double oven, fridge freezer and wine fridge. The first floor living room has a private balcony and a feature fireplace. The master bedroom on the second floor has a dressing area, an en suite shower room and fitted wardrobes. Bedroom two has a fitted wardrobe and a Juliet balcony. There is a third double bedroom and a single bedroom, a family bathroom and separate family shower room. Integral single garage with washing machine and tumble dryer. Enclosed low maintenance rear garden. Driveway parking. Double glazing throughout, gas central heating, EPC band B. Council tax band F. Available for long term let. Viewing highly recommended.





ACCOMMODATION

Kitchen/Breakfast Room 18' 1" x 17' 8" (5.51m x 5.38m)

The kitchen-breakfast room has plenty of space for a table and chairs. There is a TV point and French doors that open onto the garden. The modern kitchen is well equipped with a sink with mixer tap, a dishwasher, five ring gas hob and double oven, wine fridge and fridge freezer. A good range of wall and base kitchen cupboards provide plenty of storage.

Ground Floor Cloakroom WC

The ground floor cloakroom WC has a wall mounted basin, a WC, a towel rail and a fitted mirror. The room has a window and an extractor fan.

Living Room 18' 2" x 16' 7" (5.54m x 5.06m)

The first floor living room has French doors that open onto a private balcony. There is a feature fireplace, a TV point and two radiators with thermostatic valves.

Double Bedroom 2 12' 7" x 10' 7" (3.84m x 3.23m)

The second double bedroom on the first floor has a fitted wardrobe, French doors that open onto a Juliet balcony. and a radiator with thermostatic valve.

First Floor Family Bathroom

The first floor family bathroom has a bath with shower over. There is a WC and a wall mounted basin with mixer tap. The room has a double glazed window, a heated towel rail, a mirror and an extractor fan.

Master Bedroom 18' 1" x 10' 4" (5.51m x 3.15m)

The second floor master bedroom has two double glazed windows and a dressing area with fitted wardrobes. There is a radiator and an en suite shower room.

Master Bedroom En Suite Shower Room

The master bedroom en suite shower room has a walk-in double shower, a WC and a wall mounted basin. There is a heated towel rail and a storage cabinet with mirror doors.

Double Bedroom 3 10' 10" x 10' 6" (3.3m x 3.2m)

The third double bedroom on the second floor has a double glazed window that overlooks the front of the property. There is a radiator with thermostatic valve, and a TV point.

Second Floor Shower Room

The shower room on the second floor has a double walk-in shower, WC, a wall mounted basin with mixer tap, a heated towel rail and a storage cabinet with mirror doors.

Bedroom 4/Study 9' 5" x 6' 10" (2.87m x 2.08m)

The fourth bedroom/study on the second floor has a double glazed window that overlooks the front of the property.

Integral Garage 18' 6" x 9' 6" (5.64m x 2.9m)

The integral single garage has a washing machine and separate tumble dryer. There is light and power.

Enclosed Rear Garden

The enclosed rear garden is mainly laid to low maintenance artificial turf. There is a patio area which is accessed from French doors to the kitchen-breakfast room. There is also a back gate.

Driveway Parking

The property has driveway parking for one vehicle.

EPC & Council Tax

This modern property has an Energy Performance Certificate of Band B. Council tax band F, £3480.77 for 2025-26.

Location

Yew Tree Road is a quiet road on the popular Ryewood development. The property is close to the Sevenoaks Wildlife Reserve. Dunton Green mainline station is 0.3 miles away, Sevenoaks mainline station is 1.8 miles. Local shopping is available at Dunton Green and Riverhead villages, and includes a Tesco superstore. Sevenoaks town centre is 2.3 miles away.

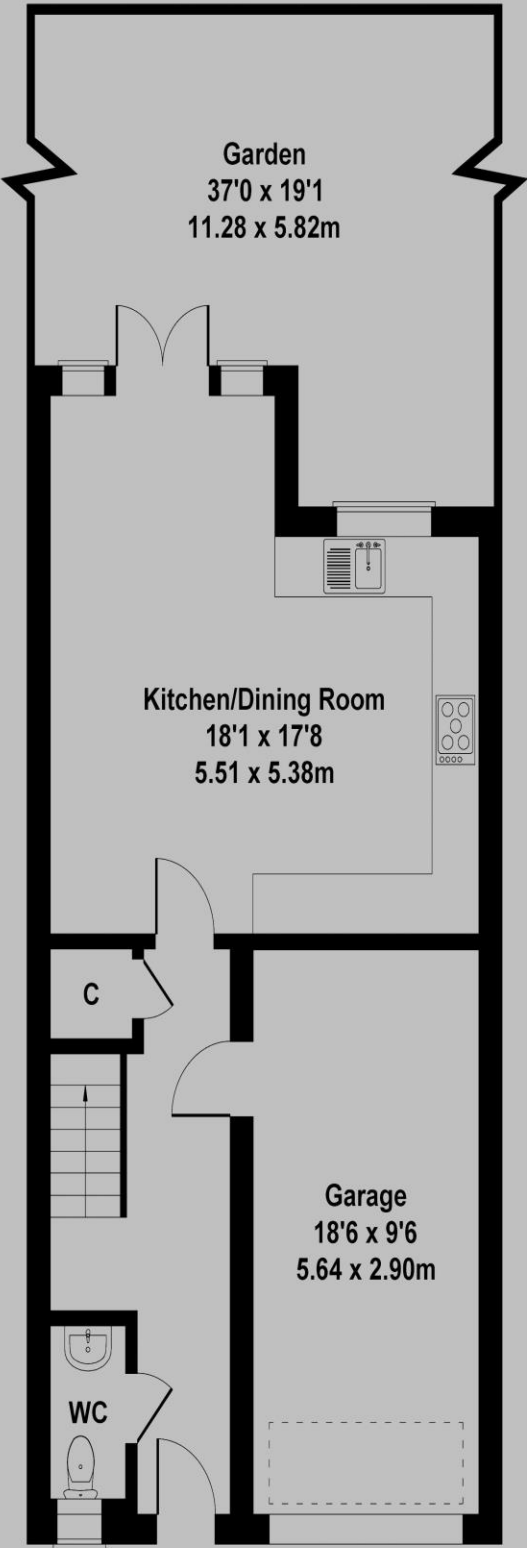




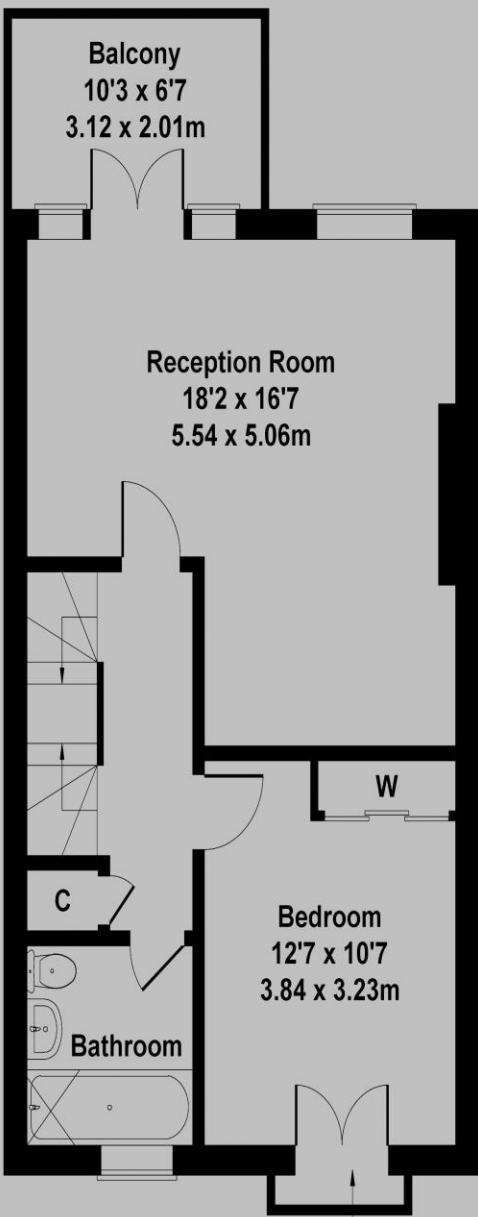
FLOOR PLAN

Yew Tree Road

Approximate Gross Internal Area
1701 sq ft - 158 sq m

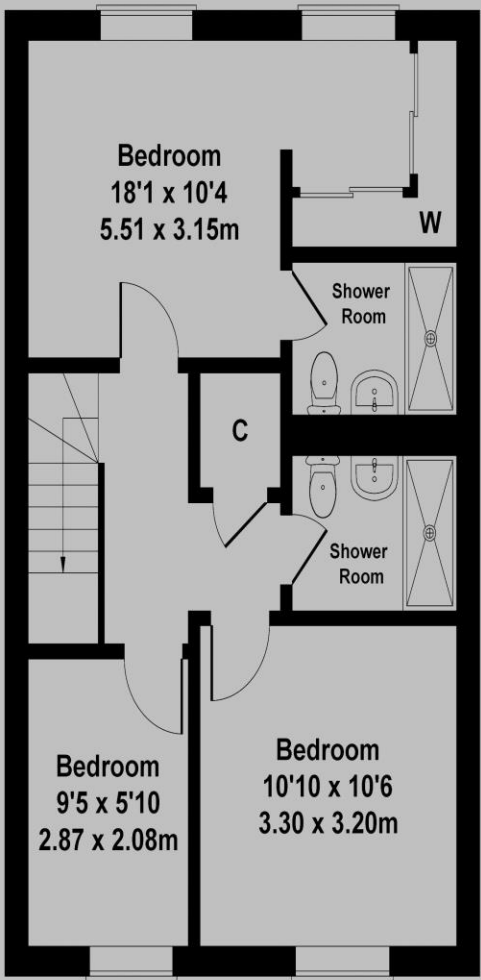


GROUND FLOOR



FIRST FLOOR

Balcony



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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