



7 Eden Road, Dunton Green, Sevenoaks, TN14 5FP.

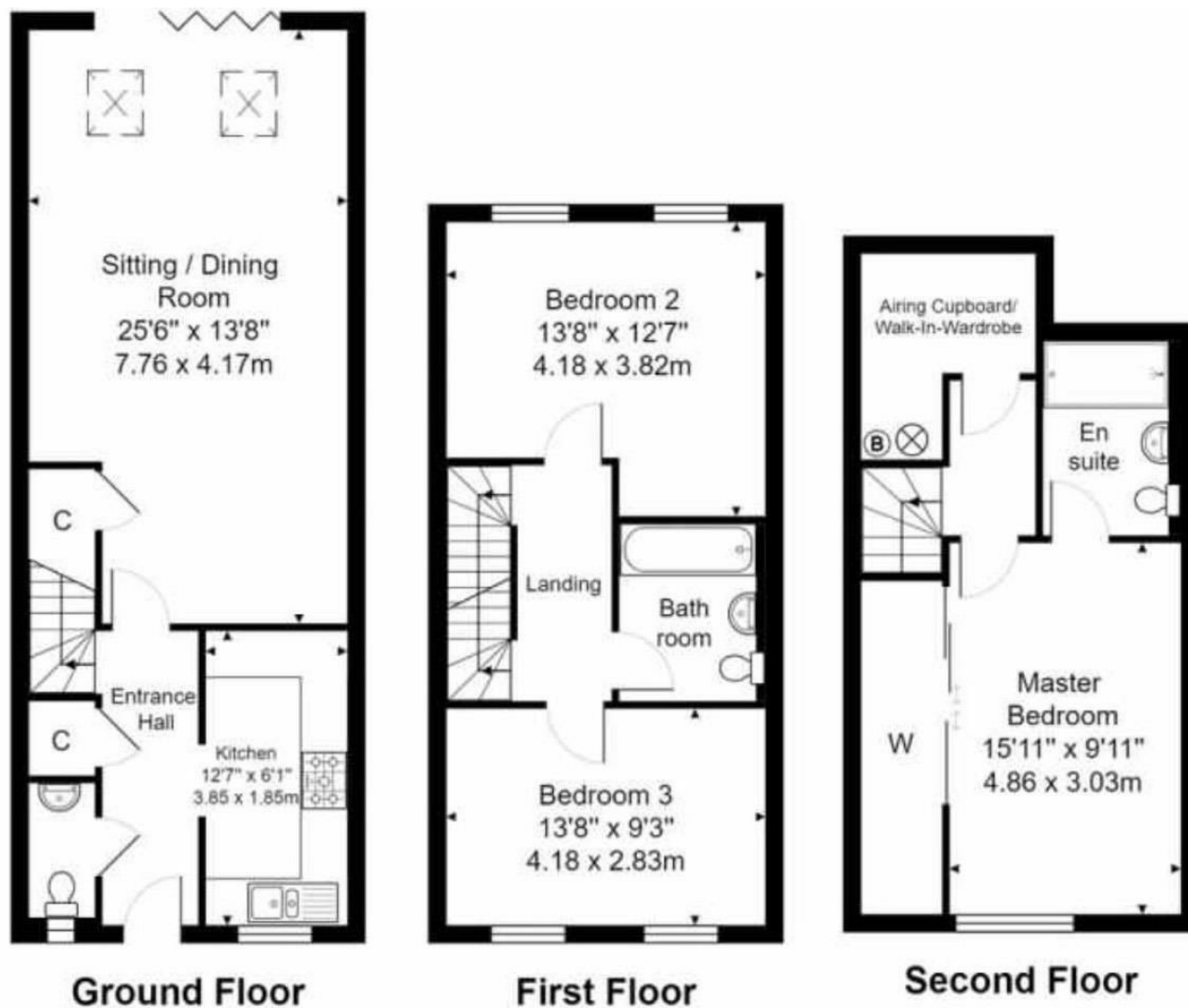
Guide Price £600,000 -

Jack Charles  
Estate Agents

Sales & Lettings

- Modern Town House
- Large Bright Living Room
- Parking For 2 Cars
- Close To Main Line Station
- Kitchen
- Rear Garden
- Three Bedrooms
- Ensuite & Family Bathroom
- Sought After Location

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Approx. Gross Internal Floor Area 1304 sq. ft / 121.15 sq. m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	84	85
	EU Directive 2002/91/EC	

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## To Be Sold

Jack Charles are delighted to offer for sale this wonderful modern townhouse situated in the popular Ryewoods Development and is a short walk to Dunton Green station which provides regular train services to London.

You enter into a lovely entrance hall with stairs to the first floor, doors to a cloakroom, utility cupboard, living room and into a stylish fitted kitchen with modern high gloss wall and base units, worktops, integrated appliances, including a fridge/freezer and five ring gas hob with extractor over. The living room is a light bright room with with a vaulted ceiling and two skylights and bi-fold doors letting in plenty of natural light.

To the first floor, there are two large double bedrooms, a family bathroom and stairs leading to the second floor where the landing has doors to the master bedroom and a large walk-in airing room housing the hot water cylinder and is currently used as an ironing / storage room and could be used as a study space. The master bedroom has fitted wardrobes with mirrored doors and an en-suite shower room with a double shower cubicle.

Outside the property has 2 off-street parking spaces one to the front and the other to the rear. The rear garden has a patio, artificial lawn, garden shed and is enclosed by panel fencing with a gate which leads to the 2nd off-street parking space and bike store. Other benefits include access to an on-site gym and children's play parks throughout the development.

Viewings are recommended.

## Riverhead / Dunton Green Location

The property is conveniently located in a popular residential road, close to The Sidings / Dunton Green railway Station and about 1 mile from Sevenoaks main line station with its train services on the Charing Cross/Charing Cross line, with peak hour fast service to London taking about 30 minutes. Sevenoaks town centre is about 1½ miles with its wide range of shopping facilities, restaurants, cinema/theatre complex, swimming/leisure centre and main library.

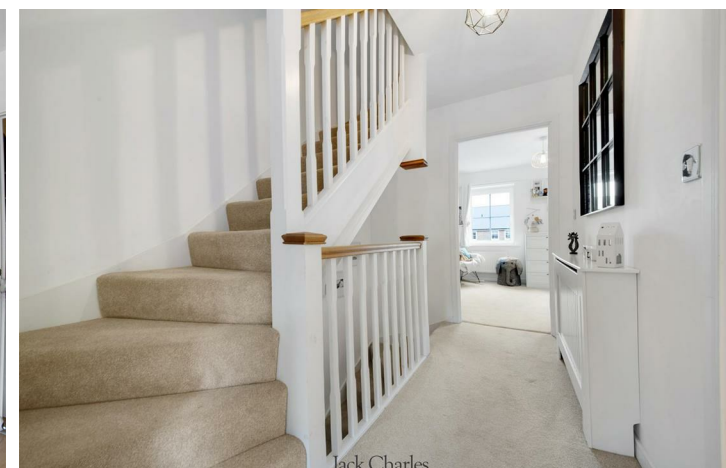
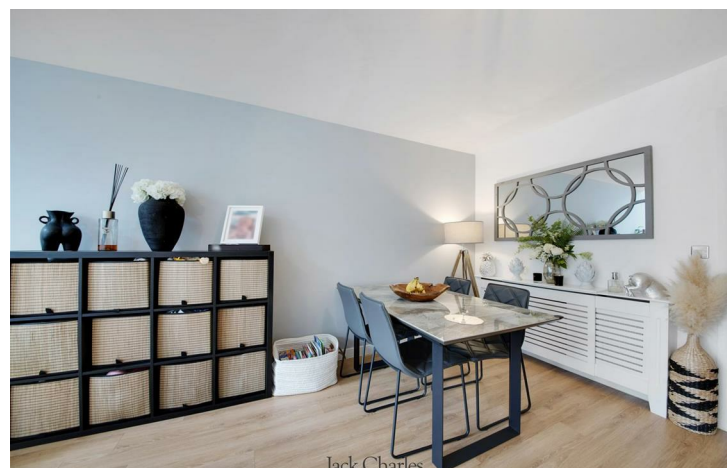
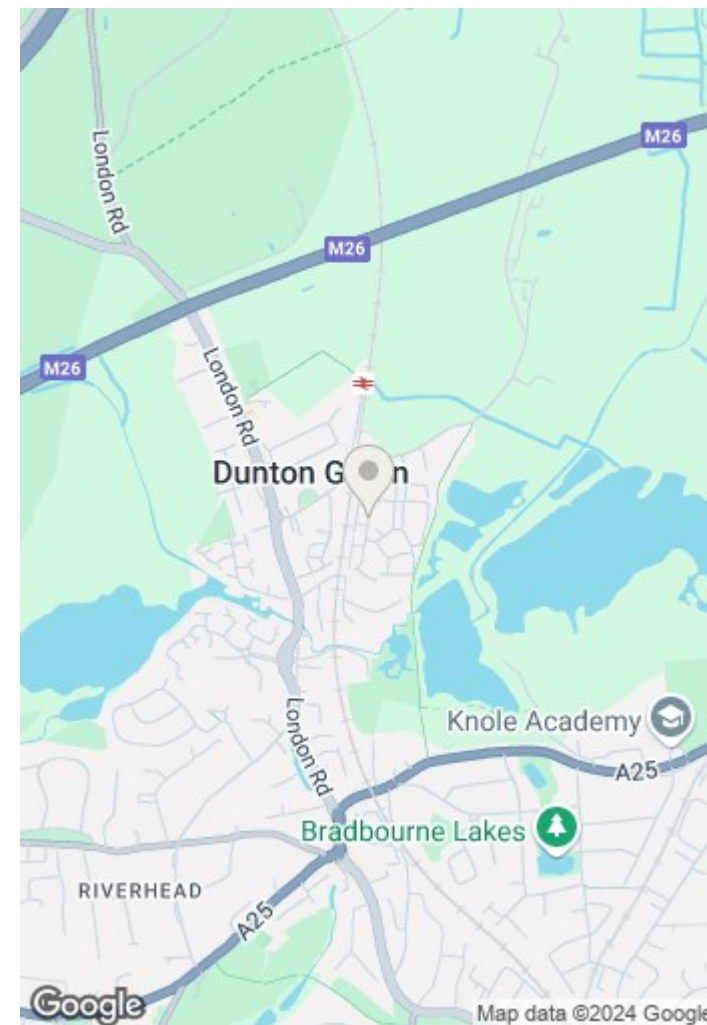
Primary Schools: Sevenoaks CP, St Thomas' RCP, St John's CEP and Lady Boswell's CEP Schools.

Secondary Schools: Judd Boys Grammar in Tonbridge, The Skinners School, Tunbridge Wells, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy in Sevenoaks.

Independent Schools: Sevenoaks School, Walthamstow Hall, The Granville School, Solefields and New Beacon Schools in Sevenoaks, St Michaels & Russell House Schools in Otford. Combe Bank School for Girls in Sundridge.

Leisure Facilities: Wilderness and Knole Golf Clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. Sevenoaks swimming and Leisure Centre. Cricket and Rugby in the Sevenoaks Vine area.

Motorway Links: The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports and the Dartford river Crossing.





**Jack Charles**  
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