



PRICE RANGE £100,000 - £115,000 Forming part of the ever popular Wickens Meadow site, this one bedroom detached park home which occupies a delightful plot within the site, providing stunning views over the adjacent fields. The property is situated within easy reach of all of the amenities of Dunton Green, including the mainline rail station and nearby Tesco superstore, while a wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks. The accommodation comprises entrance hall, sitting room which is partially open plan to the newly fitted kitchen, double bedroom and the shower room. Further benefits include the attractive low maintenance garden surrounds with potential for private on site parking in addition to the resident / visitor parking currently available. With NO ONWARD CHAIN, your early viewing comes highly recommended in order to fully appreciate this property.

4 Wickens Meadow Rye Lane

Dunton Green, Sevenoaks, Kent, TN14 5JB Leasehold



Offers In Excess Of £90,000

ENTRANCE HALL

Double glazed entrance door, Attractive laminate wood flooring, doors off to kitchen, bedroom and shower room.

SITTING ROOM

Dual aspect reception room with double glazed bayed window to front and further window to side accompanied by matching double glazed entrance door. Double radiator, newly fitted carpet, TV point. Shares a social open plan arrangement with the neighbouring fitted kitchen.

KITCHEN

Dual aspect room has double glazed windows to each side, radiator and attractive wood laminate flooring. The newly fitted kitchen boasts a series of matching wall and base units for storage set with wood effect roll top work surfaces incorporating stainless steel sink unit and drainer. A suite of new appliances includes the oven with its electric hob, washing machine and under counter fridge unit. Door to entrance hall.

BEDROOM

Double bedroom has double glazed window to rear providing delightful views across the adjacent fields, radiator and newly fitted carpet.

SHOWER ROOM

Opaque double glazed window to side, radiator, marble effect floor tiles with fully tiled mosaic effect walls. White suite comprises full size step in shower cubicle, close coupled WC and wash hand basin with integrated storage cupboards beneath.

PARKING

There is plenty of parking available to the two onsite parking courtyards. space and potential for your own driveway exist alongside the park home subject to obtaining any relevant consents / permissions.

GARDENS

The low maintenance exterior is predominately to the right side of the home and is attractively paved providing ample space for seating and entertaining and benefiting from a sunny aspect. To the rear of the property there is a further small paved area with delightful far reaching views over the adjacent fields. There is also a small lawned area to the left side of the property.

ADDITIONAL INFORMATION

Upon the sale of the park home 10% of the sale price is payable to Wyldecrest Parks Ltd
Current Pitch Fee is £208 pcm
Council Tax Band A (Sevenoaks District Council)

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