



A most attractive bay fronted three bedroom semi detached period home, forming part of this hugely popular residential no through road in the village of Dunton Green, set within easy reach of a range of doorstep amenities including the local parade of shops, village primary school, recreation ground, mainline rail station (0.7 miles) capable of links to London in circa thirty minutes and Tesco superstore. A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks.

Considered to be exceptionally well presented throughout, the well proportioned and planned accommodation currently comprises entrance lobby, bay fronted sitting room, separate dining room, fitted kitchen, ground floor bathroom, spacious master bedroom complete with en-suite wc and two further bedrooms. With exciting extension potential (subject to obtaining all relevant consents), the property also benefits from bespoke window shutters and a delightful rear garden with sunny, southerly aspect. Your internal viewing comes highly recommended in order to fully appreciate all the salient features on offered by this charming period home.

**19 Donnington Road**  
Dunton Green, Kent, TN13 2TN

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£495,000

### **ENTRANCE HALL**

Double glazed front entrance door with further door leading to sitting room. Space for hanging coats.

### **SITTING ROOM**

Door to front, feature double glazed bay window to front with bespoke plantation style shutters, two double radiators (one with ornate cover). Attractive wood effect flooring, television aerial lead, coal effect gas fireplace inset to chimney breast as a focal point to the room. Open plan access through to the inner hall.

### **INNER HALL**

Continuation of attractive wood effect flooring, radiator with ornate cover, further radiator, double glazed window to side with bespoke plantation style shutter, telephone point and stairs to first floor landing with useful understairs storage cupboard.

### **DINING ROOM**

Spacious dining room has double glazed window to rear with bespoke plantation style shutters. Radiator with ornate cover, continuation of attractive wood effect flooring, open display recess to chimney breast and doorway providing access through to the kitchen.

### **KITCHEN**

Double glazed door to side and exterior and further double glazed windows to side. Coved ceiling with inset downlighting, wood flooring, localised wall tiling in an attractive brick bond pattern. Matching series of wall and base units set with butchers block style rolled top work surfaces incorporating 1½ bowl sink unit and drainer. Integrated oven with four ring gas hob as well as dishwasher, space and plumbing for further utilities. Door provides access to ground floor bathroom.

### **REAR LOBBY**

Continuation of wood flooring and access to the bathroom.

### **GROUND FLOOR BATHROOM**

Recently refurbished bathroom has opaque double glazed window to rear, heated towel rail, inset downlighting, tiled flooring and localised wall tiling to compliment. White suite comprising panelled bath with wall mounted shower unit and screen, low level wc and wash basin set in vanity surround with storage cupboards beneath.

### **FIRST FLOOR LANDING**

Access hatch to loft, exposed wooden floorboards and doors off.

### **BEDROOM ONE**

Spacious double bedroom has twin double glazed windows to front, each with bespoke plantation style

shutters, double radiator, fitted carpet, built in storage cupboards and door to en-suite.

### **EN-SUITE WC**

Inset downlighting, modern white suite comprising low level wc and wall mounted wash basin with tiled splashback.

### **BEDROOM TWO**

Double bedroom has double glazed window to rear with bespoke plantation style shutters, radiator, fitted carpet, television aerial lead.

### **BEDROOM THREE**

Double glazed window to rear with bespoke plantation style shutters, radiator, fitted carpet and door to airing cupboard housing wall mounted Worcester boiler.

### **PARKING**

On road parking to the front of the property.

### **GARDEN**

Charming rear garden is predominately laid to lawn and set within a neatly fenced perimeter with flower and shrub beds to the borders. Side pedestrian access and paved sun terrace providing space for seating and entertaining.

### **ADDITIONAL INFORMATION**

Property is Freehold  
Council Tax Band D





## Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 92.4 sq. metres (994.5 sq. feet)

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