



19 Woodland Road, Sevenoaks, TN14 5GD.

Jack Charles

Guide Price £560,000 - £575,000

Jack Charles
Estate Agents

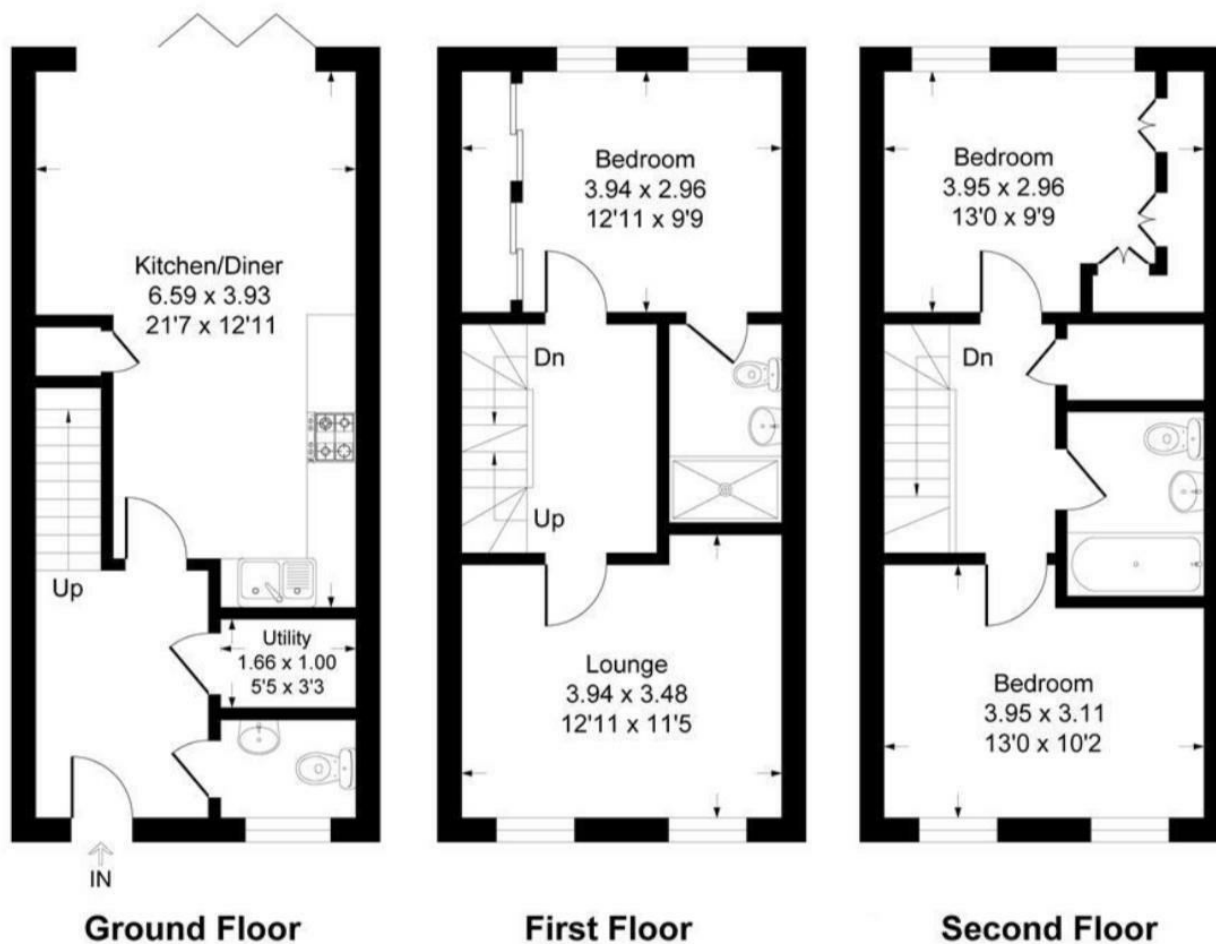
Sales & Lettings

- 3/4 Bedroom Town House
- Low Maintenance Garden
- Cloakroom/WC
- Open Plan Kitchen / Family Room
- Two Parking Spaces
- Close To Dunton Green Station
- Ensuite & Family Bathroom
- Utility Cupboard
- Communal Gym & Residents Facilities

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.

Woodland Road

Approximate Gross Internal Area 108.2 sq m / 1165 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer this well-appointed three double bedroom family home forming part of the highly desirable Ryewood development in Dunton Green. Positioned toward the rear of the development, the property enjoys a quiet aspect and takes full advantage of the on-site facilities, including the residents' gym, children's play areas and private woodland, while Dunton Green mainline station is just half a mile away. Built by Berkeley Homes, the accommodation is generously proportioned and thoughtfully designed, comprising a welcoming entrance hall with cloakroom and utility cupboard, there is a spacious open plan kitchen/dining/family room is fitted with contemporary units, contrasting worktops and integrated appliances, the family area has bi-fold doors to the rear garden, first floor sitting room could double up as a 4th bedroom is at the front and the principal bedroom with en-suite is to the rear, and two further double bedrooms with a family bathroom are situated on the top floor. Externally the property offers two parking spaces to the front and a low-maintenance rear garden with paved terrace and artificial lawn,

Other benefits include roof-mounted solar panels with the potential to return electricity to the grid and reduce running costs. Viewings are recommended.

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, Riverhead and Amherst schools and also Dunton Green primary School.

Secondary Schools: Judd Boys Grammar in Tonbridge, The Skinners School, Tunbridge Wells, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Trinity School, Weald of Kent grammar and 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. Radnor House School for Girls in Sundridge.

Leisure Facilities: Wildernesse 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
Estate Agents

Sales & Lettings

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

