

YEW TREE ROAD
SEVENOAKS

£715,000

FREEHOLD

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 gob, 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. Annual estate charge. No chain. Viewing highly recommended.





• Modern 4 Bedroom 3 Bathroom Townhouse • No Chain • Kitchen-Breakfast Room with Gas Hob, Fridge Freezer, Dishwasher, Washing Machine and Separate Dryer • Living Room with Feature Fireplace & Private Balcony • Master Bedroom with En Suite Shower Room & Fitted Wardrobes

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

Integral Garage
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, £3632.18 for 2026-27.





• 2 Further Double Bedrooms and a Single Bedroom • Downstairs Cloakroom WC. Family Bathroom. Family Shower Room • Enclosed Low Maintenance Rear Garden • Driveway Parking and Integral Single Garage • Gas Central Heating. Double Glazing Throughout. EPC Band B. Council Tax Band F. Annual Estate Charge

Annual Estate Charge

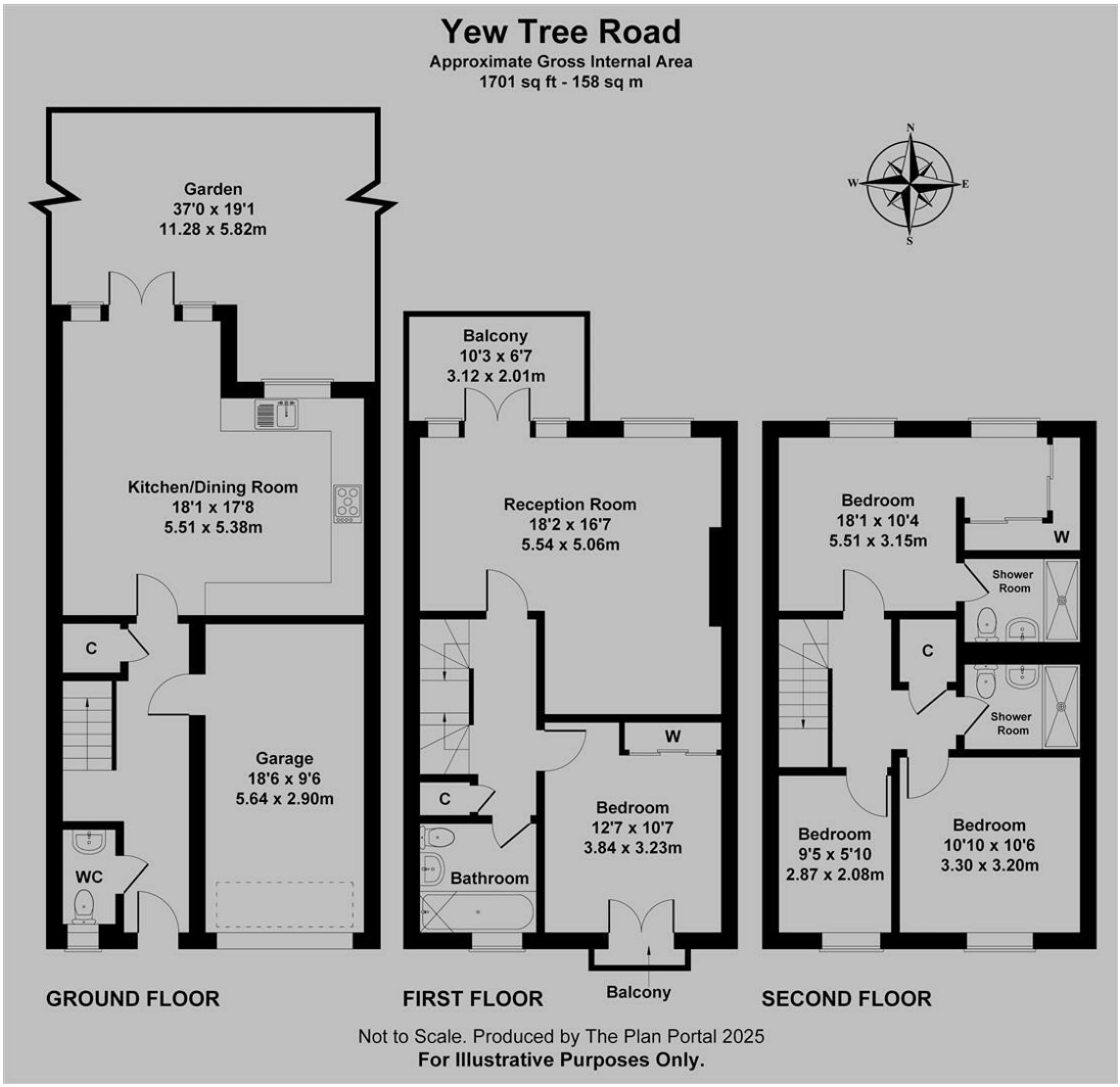
There is an annual estate charge covering the upkeep of the estate of £800 pa.

Location

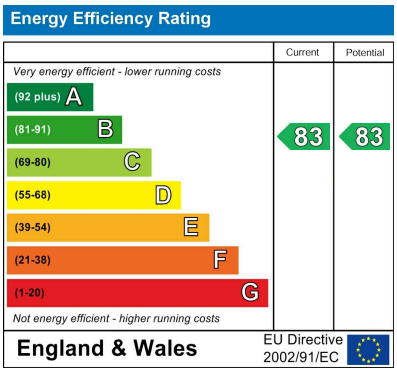
Yew Tree Road is a quiet road on the popular Ryewood development. The property is close to the Sevenoaks Wildlife Reserve. Dunton Green mainline station is 0.3 miles away, Sevenoaks mainline station is 1.8 miles. Local shopping is available at Dunton Green and Riverhead villages, and includes a Tesco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











EPC Rating: B Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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