



**£1,195,000** **Freehold**

An elegant & stylishly presented semi-detached Victorian residence. This beautifully proportioned home effortlessly combines timeless period charm with refined modern living.



## Dunton Green, Sevenoaks



Bedrooms: 4



Bathrooms: 3



Receptions: 3

- Elegantly presented
- Deceptively spacious
- Good size garden
- Off street parking
- Convenient location

An elegant and stylishly presented semi detached period property conveniently located for commuter travel being 1.1 miles from Dunton Green station (London Bridge – 41 minutes) and within convenient reach of M25. This period property retains many original features whilst offering modern open plan living. There is further potential to extend the property under several possible schemes, subject to the usual planning consents.

**ACCOMMODATION:** Ground Floor: Entrance porch leading to entrance hall. Dining room with bay window fitted with shutters, double doors opening to family room with French doors opening to rear terrace. Fitted kitchen with island incorporating breakfast bar area, range of integrated appliances include double oven, gas hob, wine fridge. French doors to rear terrace. Utility room with fitted units, space and plumbing for washing machine and tumble dryer, door to garage. Drawing room (currently used as a study) with working fireplace and shutters fitted to front aspect window. Downstairs Cloakroom with shower cubicle, WC and basin. Double bedroom with doors to rear garden, fitted wardrobes and ensuite bathroom.

**First Floor:** A spacious landing with front aspect window and study area, Master bedroom with feature fireplace and door to large balcony, Bedroom 2 with shower cubicle and fitted wardrobes, Bedroom 3 with fitted wardrobes. Family bathroom with freestanding bath, twin basins, WC.

**Outside:** To the front, the property provides off-street parking for several vehicles and access to the single garage which is currently being used as a 'den'. The rear garden is predominantly laid to lawn, bordered by mature shrubs and established planting. A generous terrace offers a dining area, positioned beside an outdoor kitchen.

**Utilities:-**

Mains gas/water/sewerage/electricity

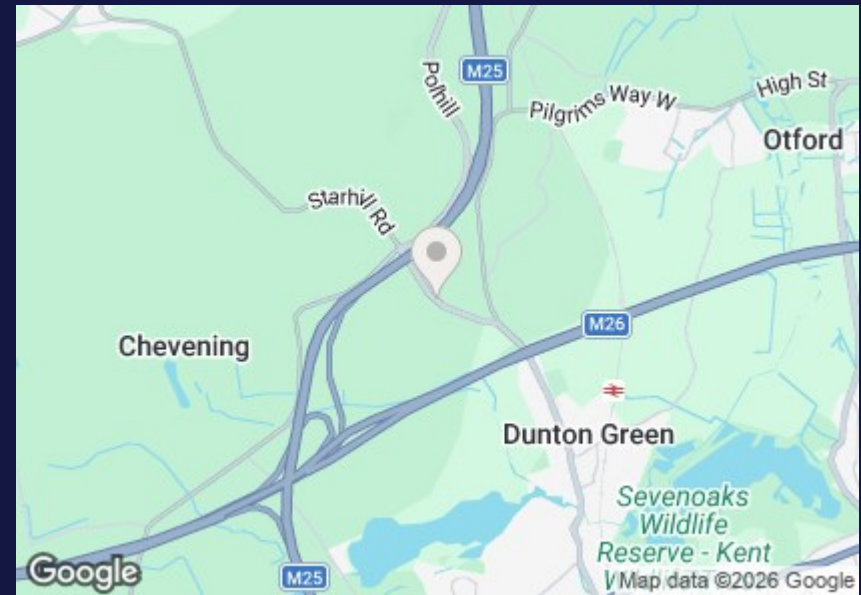
Heating - mains gas

Local authority - Sevenoaks District Council

Tenure - Freehold

Council tax band F



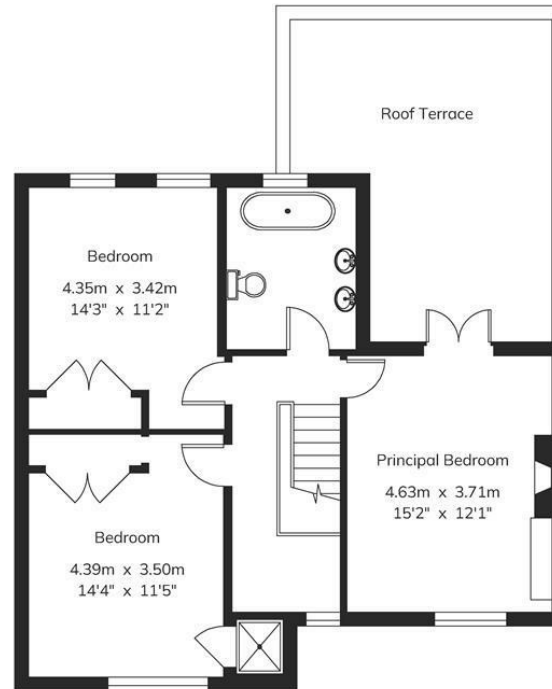
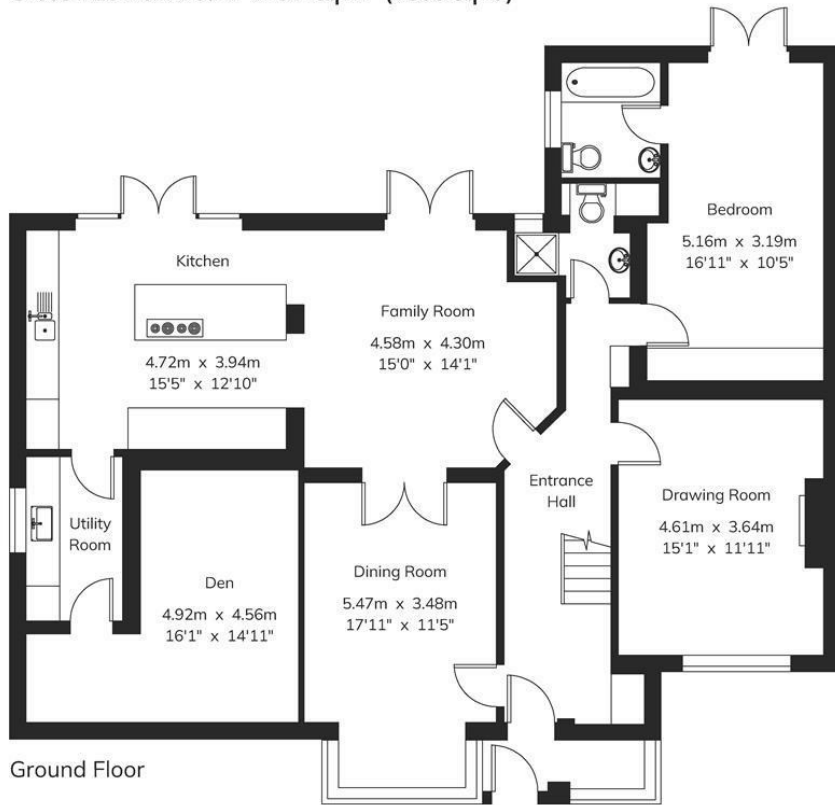


From Sevenoaks, proceed north on the London Road (A224) into Riverhead. Go right at the roundabout and straight across towards Dunton Green at the second roundabout. Go over the next roundabout by the Tesco superstore, and then over the next mini roundabout. Continue along this road until it becomes Morants Court Road, the property can be found on the right hand side.



# Dornhurst

Gross Internal Area : 213.7 sq.m (2300 sq.ft.)



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>	70	77
(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>	EU Directive 2002/91/EC	



# CAVENDISH

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