



4 Meadow Gate Station Road, Dunton Green, Sevenoaks, TN13 2XA.

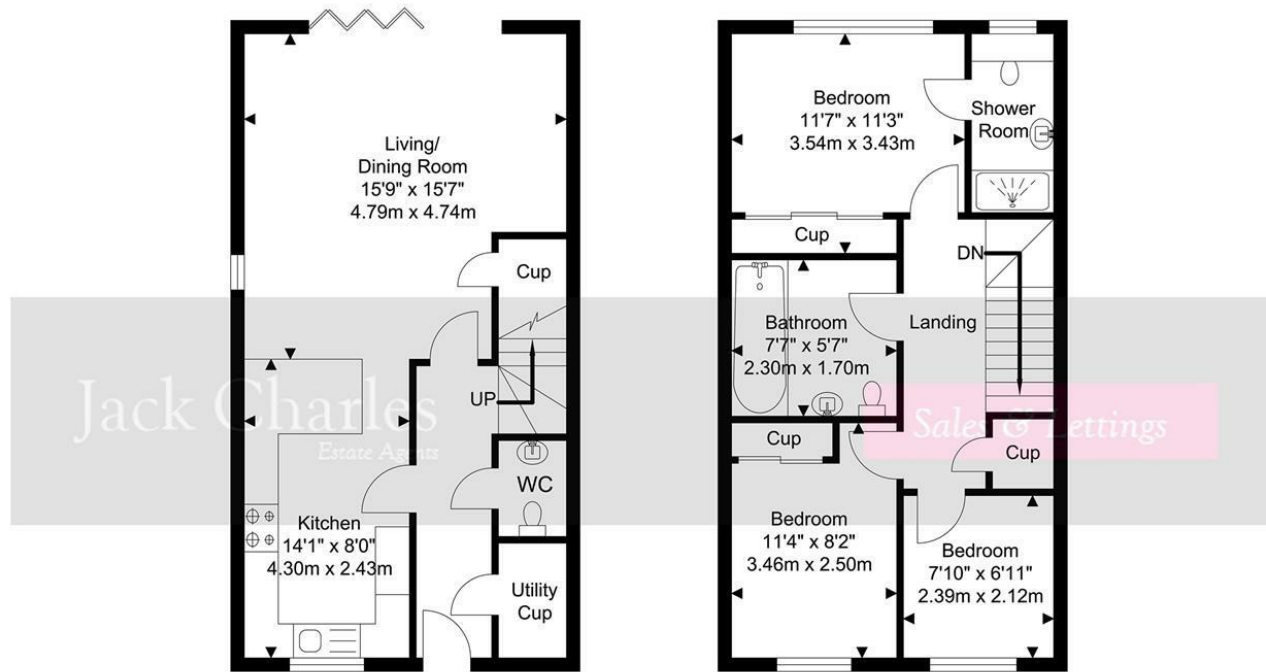
Guide Price £500,000 - £525,000

Jack Charles  
Estate Agents

Sales & Lettings

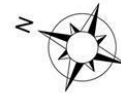
- Well Appointed Family Home
- End Of Terrace
- Three Bedrooms
- Ensuite & Family Bathroom
- Open Plan Kitchen / Family Room
- Cloakroom / WC
- Front & Rear Gardens
- Two Parking Spaces
- Popular Location

**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.



Ground Floor  
Approximate Floor Area  
468.87 SQ.FT.  
(43.56 SQ.M.)

First Floor  
Approximate Floor Area  
468.87 SQ.FT.  
(43.56 SQ.M.)



TOTAL APPROX FLOOR AREA 937.75 SQ.FT. (87.12 SQ. M.)  
For Identification Purposes Only.

Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 for sale this superbly presented and well appointed contemporary 3 bedroom end of terrace property, built by Berkeley Homes. The property has a wonderful open plan ground floor with a super kitchen with built in appliances and there is plenty of natural light given the triple aspect to the room with doors to the rear and windows to the front and side. The hallway gives access to a cloakroom / WC and to the first floor there is an ensuite bedroom, two further bedrooms and a family bathroom. Outside there is a lovely enclosed garden to the front which is lawned, and to the rear a paved courtyard with access via a gate to 2 Parking Spaces.

The property is also located conveniently for the main line station and is within easy reach of all amenities in Dunton Green including the Tesco superstore also nearby.

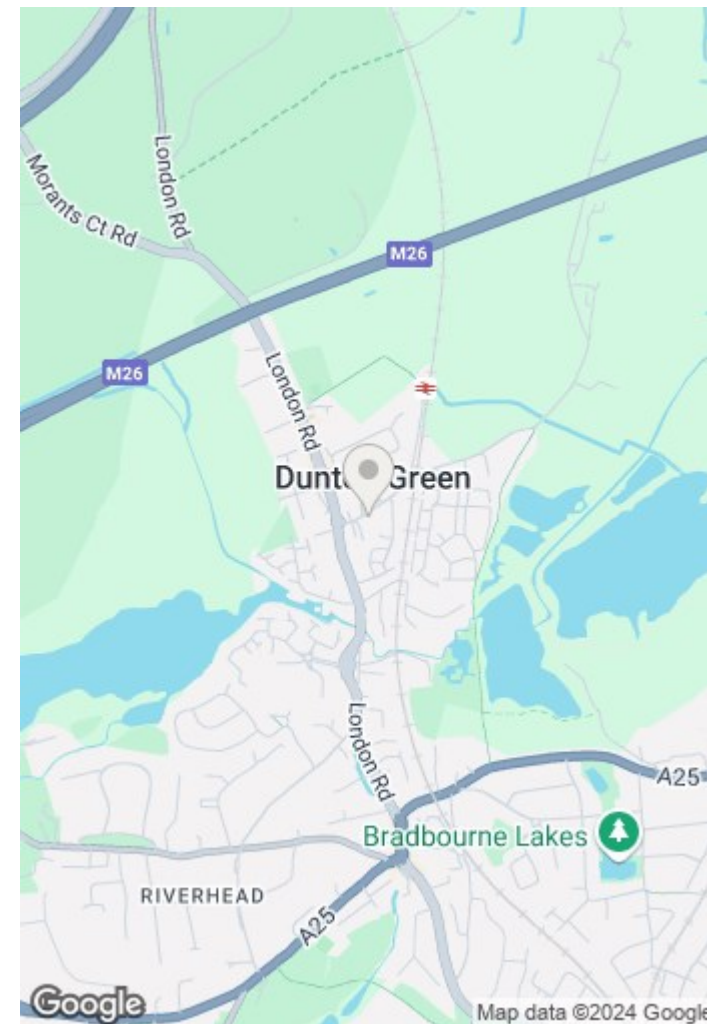
## Dunton Green

A great location being close to Dunton Green station (40-45 minutes to London Bridge and Cannon Street) and Sevenoaks station (fast services to London Bridge, Waterloo East and Charing Cross). It is surrounded by beautiful countryside, a nature reserve and the generous communal gardens which includes four children's play areas.

The property is situated in a convenient position a short distance of Dunton Green & Riverhead villages both provide local shopping and amenities. Sevenoaks town centre is within 2.5 miles with its multitude of shops, supermarkets, pubs and restaurants and further shops in Sevenoaks, Tunbridge Wells and Bluewater.

There are many highly regarded state and private schools in the area for all ages oin both the public and private sectors and great sporting Facilities with nearby Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. There are also many Cricket, football, hockey and rugby clubs in the surrounding area.

The M25 can be accessed at the Chevening interchange which is approx. Two miles away linking to other motorway networks and Gatwick and Heathrow Airports.





**Jack Charles**  
Estate Agents

**Sales & Lettings**

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

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

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

