



Legg & Co
SALES AND LETTINGS

Lennard Road | Dunton Green
Sevenoaks | TN13

SCOPE FOR IMPROVEMENT AND EXTENSION | REGISTER YOUR INTEREST | THREE BEDROOM PROPERTY | SEMI DETACHED | AMMENITIES CLOSE BY | POPULAR LOCATION

Guide Price £475,000 - £495,000.

Legg and Co are delighted to offer for sale this three bedroom semi-detached property located on a sought after road in Dunton Green! the property requires some modernisation and has scope for extension and reconfiguration subject to planning consents. The property comprises: entrance porch to entrance hallway, kitchen with utility area and separate WC, dining room and a goods size sitting room with bay window. To the first floor there is a large master bedroom with bay window, further double bedroom to the rear, a single bedroom and family bathroom. Externally the property has a gardens mainly to the side and front predominantly laid to lawn and there are two off road parking spaces. The property is situated in a convenient position a short distance of Dunton Green station. Dunton Green and 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. Lennard Road is walkable to Sevenoaks station with regular services to London every 10 to 15 mins, a short walk to local primary school and sought after secondary schools within short drive/bus ride.

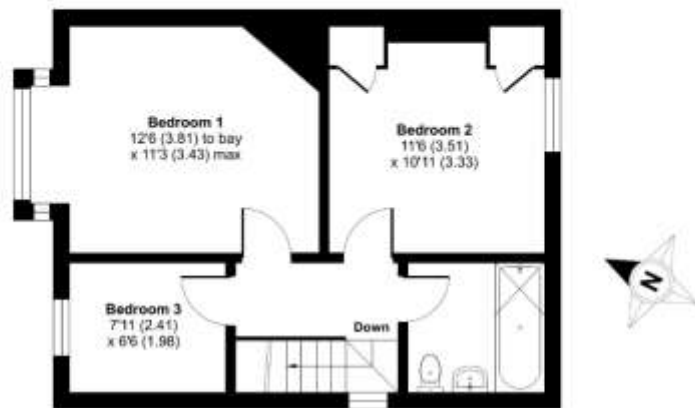




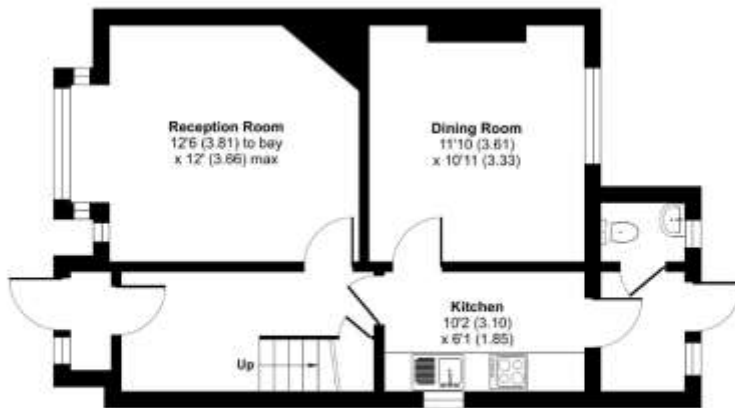
Lennard Road, Dunton Green, Sevenoaks, TN13

Approximate Area = 978 sq ft / 91 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © valuations 2021. Produced for Robert Legg Property Consultants. REF: 53299

Legg & Co Property Limited

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.