



Ibbett Mosely

17, Harrison Court, Eden Road, Dunton Green, Sevenoaks, TN14 5FT  
£342,000





## 17, Harrison Court, Eden Road, Dunton Green, Sevenoaks, TN14 5FT

**A VERY SPACIOUS and well presented top floor TWO BEDROOM apartment with Juliet Balcony and its own PARKING SPACE all set within this well laid out modern development on the outskirts of SEVENOAKS. Includes fitted kitchen, modern bathroom, gas central heating & double glazing. Convenient for DUNTON GREEN STATION and excellent local amenities.**

- 2 Double Bedrooms
- Gas Central Heating
- Good Storage
- Open-Plan Living Area
- Parking Space
- Juliet Balcony
- Modern Fitted Kitchen
- Modern Bathroom
- Communal Gym and Garden Space

**IMPRESSIVE FIRST FLOOR 2 BEDROOM APARTMENT WITH BALCONY AND CLOSE TO MAIN LINE STATION**

Dunton Green Mainline Rail Station provides frequent fast train services (25–40 minutes depending on time of day) to London Cannon Street, London Bridge, London Waterloo and London Charing Cross and is close walking distance from the property. There are many local shopping facilities close by including a Tesco Superstore. Sevenoaks mainline station is 1.8 miles from the flat, where services take approximately 32 minutes to Cannon Street/London Bridge/Charing Cross.

Sevenoaks Town Centre has an abundance of small independent speciality shops, boutiques, pubs and restaurants. The Stag Community Arts Centre

offers a rich and varied calendar. Knole Park is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park. Excellent sporting facilities in and around the area. The Sevenoaks Leisure Centre offers an excellent gym and pool and there is a selection of private health clubs.

**Motorway Links:** The M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, The Channel Tunnel and the Dartford River Crossing.

Communal Entrance

With security entry phone system and stairs to all floors. The property is on the first floor with entrance door to:

Entrance Hall

Hatch to loft area. Storage cupboard and further utility cupboard housing boiler and with plumbing for washing machine.

Open-Plan Living Area

With sliding door to Juliet Balcony and open plan to:

Kitchen Area

Range of wall and base units with work surfaces and inset sink. Fitted oven, hob and extractor. Fridge/freezer.

Bedroom

Window to rear.

Bedroom

Window to rear.

Bathroom

With modern white suite comprising wc, washbasin and panelled bath with shower attachment and screen. Tiling to splash backs.

Outside/Parking

There is an allocated parking space and there are visitor spaces with a permit available for each flat.

Communal Spaces

There are communal garden spaces and a well appointed COMMUNAL GYM for residents only.



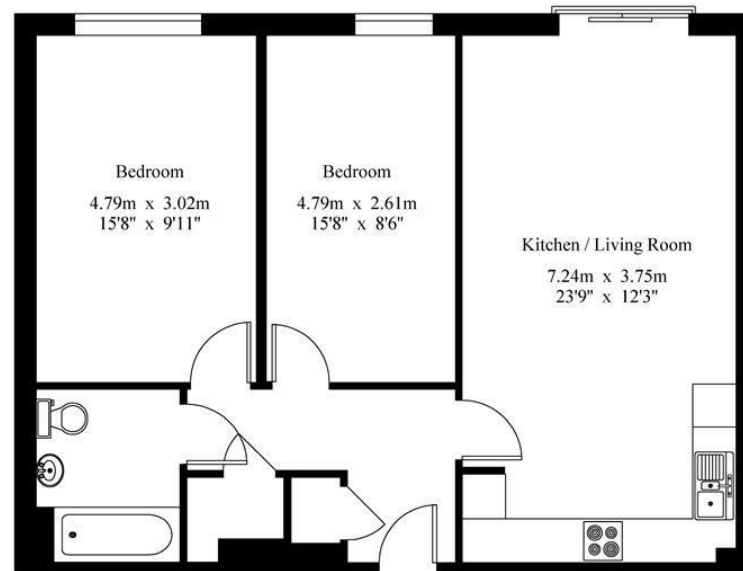
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

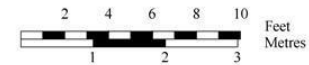


## 17 Harrison Court

Gross Internal Area : 70.8 sq.m (762 sq.ft.)



Second Floor



For Identification Purposes Only.

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# Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- B

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