



## 2 bed terraced house to buy in

The Sidings, Dunton Green, Sevenoaks,  
Kent, TN13 2YD

**£290,000** Starting Bid

 x 2  x 2  x 2

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Two-bedroom flying freehold
- ✓ Kitchen
- ✓ Ground floor shower room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For Sale via Online Unconditional Auction. For improvement this two bedroom duplex is set over two floors and offering approximately 800 sq ft of internal space, this flying freehold home presents an excellent opportunity for investors seeking a turnkey rental or first home.

For improvement with this well-configured two-bedroom duplex located in The Sidings, Dunton Green,

Property Summary - On the ground floor, a generous dual-aspect reception room flows seamlessly into a defined dining space, while the adjoining kitchen features ample counter space, integrated gas hob, electric oven, and under-counter appliances. The flexible layout also includes a further ground-floor room—currently used as a study—that could be adapted as a third bedroom or reception room. While an additional shower room and WC on the ground floor further enhance functionality.

On the first floor the property comprises two bedrooms, one large double and a second single room, The bathroom is well-proportioned with full bath and overhead shower.

Externally, the property enjoys a private entrance and access to residents' parking in a well-maintained courtyard setting. The home is part of a well-managed development with a low annual service charge of just £400 TBC

Location - Dunton Green has Dunton Green Station just minutes away offering direct connections to London Bridge in under 40 minutes. The surrounding area provides a blend of tranquillity and accessibility, with local amenities, leisure facilities and well-rated schools all within easy reach.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £290,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

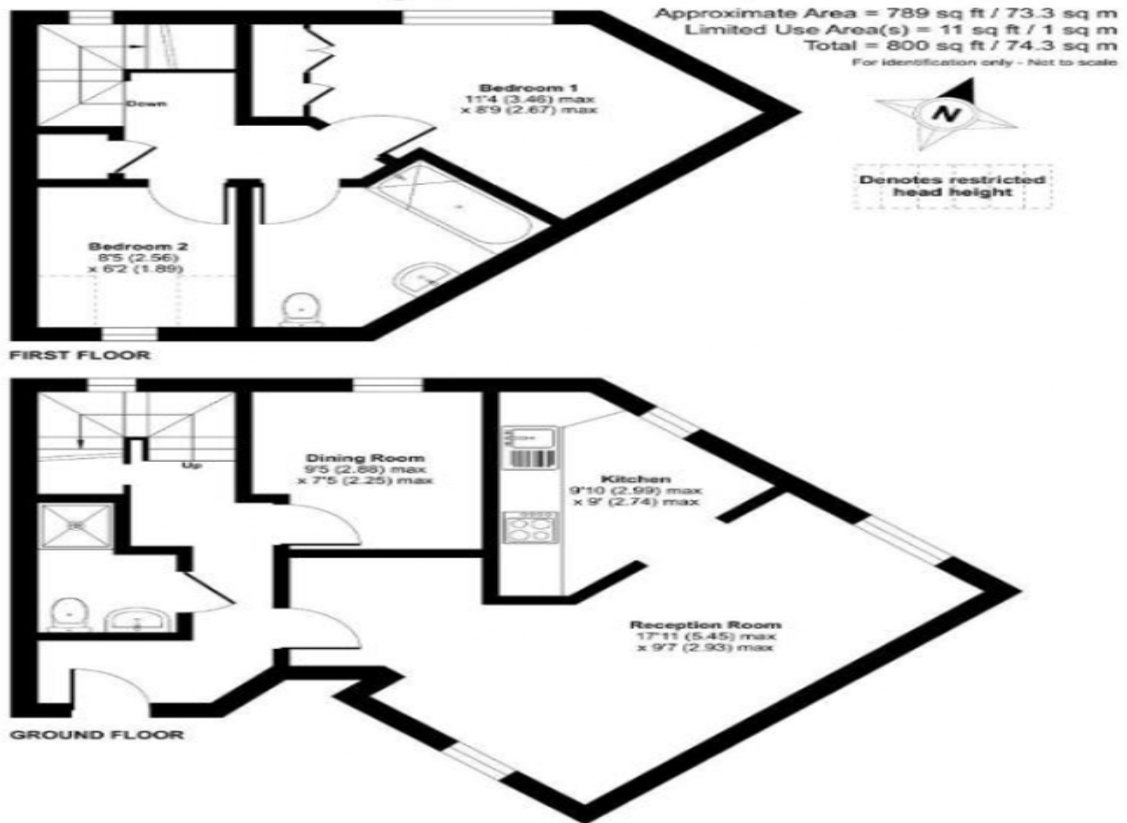
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## The Sidings, Dunton Green, Sevenoaks, TN13



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nishroom 2025. Produced for Move2: REF: 1327103

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 89                      |
| (69-80) <b>C</b>                            | 75      |                         |
| (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 |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

The Sidings, Dunton Green, Sevenoaks, Kent, TN13 2YD

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,**  
**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

