



**Mitchem Close, West Kingsdown, Sevenoaks,
Kent, TN15**

**Offers in excess of:
£400,000**

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Offered as a “blank canvas” and with the benefit of NO FORWARD CHAIN is this detached bungalow, positioned within a quiet cul-de-sac in the village of West Kingsdown.

Occupying a plot with generous width, the property offers a wealth of potential for modernisation and improvement, but is certainly ready for immediate occupancy.

The property includes a detached garage and a tandem driveway for 1-2 vehicles. There is additional, unrestricted on-street parking, if necessary.

Whilst the property does warrant some internal modernisation, it features generous room proportions and could suit those looking to downsize, or maybe those looking to put their own stamp on their next home.

The accommodation includes an entrance porch and hallway, which leads to a bright and spacious reception room, to the right. From here, there are sliding doors to the South-facing rear garden.

There is a separate fitted kitchen which leads to a utility lean-to, at the rear. Again, this offers rear access for convenience.

Both bedrooms are doubles by dimension, with a wet-room style shower room, then completing the accommodation.

Further benefits include gas central heating, double glazing, a loft space for storage, and fantastic potential (STPP) for extension or conversion.

The semi-rural village of West Kingsdown is located within the Sevenoaks district. Local amenities include a parade of shops on Hever Road which is within walking distance. This includes a pharmacy, a recently refurbished Co-op store, a gym and a post office, amongst more. Local bus routes provide access to nearby towns, as well as Bluewater Shopping Centre. The village KCC library/pavilion and village hall and a selection of public houses, are also within a short stroll.

The property benefits from easy access to the A20 and M20, for routes to Swanley, Sevenoaks, Gatwick and London. Nearest train links are from Borough Green and Wrotham (for access to London Victoria, London Bridge or London Charing Cross), or for a faster route, Swanley station is within a 15 minute drive.

Enquire now to book your viewing slot.

Tenure: Freehold
Council Tax Band: D







Mitchem Close

House - Gross Internal Area : 70.0 sq.m (753 sq.ft.)
Garage - Gross Internal Area : 13.0 sq.m (139 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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