



JONATHAN HALL

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St Edmunds Cottage, Fawkhams Road,
West Kingsdown, Sevenoaks, Kent, TN15 6JR

Price Range: £350,000 to £375,000

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A charming mid-terrace cottage with well-presented accommodation, totalling 839 sq ft, with sitting room, dining room open plan to kitchen, cloakroom, two double bedrooms, study/dressing room, and bathroom; an approximately 53ft pleasant westerly facing rear garden and a front garden with driveway. The cottage is located in the village of West Kingsdown, with its range of local amenities and only a short drive to the exclusive London Golf Club, and Swanley town centre, with its train station (with services to London from 20 minutes), is from a 10 minutes' drive.

Summary

- Charming Mid-Terrace Cottage
- 839 sq ft of Well-Presented Accommodation
- Sitting Room & Cloakroom
- Open-plan Kitchen/Dining Room
- 2 Double Bedrooms & Dressing Room/Study
- Approx 53ft Pleasant Westerly Rear Garden
- Front Garden with Driveway
- Double Glazing & Gas Central Heating
- Village Location with Range of Amenities
- 6.5 miles to Swanley Station (in Oyster Zone)

Accommodation

Ground floor: entrance hall with staircase to first floor; cloakroom with WC and washbasin; sitting room with brick fireplace and wood burner; dining room with understairs cupboard and built-in cupboard, and open-plan to a lovely modern kitchen with high gloss fronted wall and base units and laminate worktops, sink, electric hob with extractor hood above, built-in oven, spaces for washing machine and dishwasher, built-in cupboard, and door to garden.

First floor: landing with built-in cupboard; two double bedrooms, study/dressing room and a lovely modern bathroom with bath, WC and washbasin.

Outside

There is a front garden which is mainly laid to a gravel driveway, of which the owners inform me that the first part is shared with next door, a mature hedge to one boundary, fence and gate leading to a paved area leading to the entrance door. At the rear is an approximately 53ft max pleasant westerly facing rear garden with a paved patio, leading to a lawn with borders stocked with a variety of flowering plants and mature shrubs and trees, and a shed.

Agents Note

The property is freehold, is in council tax band C and benefits from double glazing and gas central heating.





Location

West Kingsdown is in the district of Sevenoaks, and benefits from a variety of shops including a Coop, The Gamecock Public House, The Portobello Inn, The Rajdani Indian Restaurant, Kings Garden Chinese Take-Away, a couple of Cafes, a medical centre, a library, a petrol station, St Edmunds Church of England Primary School with a good Ofsted report, St Edmond King and Martyr Church of England Parish Church, a Baptist Church, Catholic Church of St Bernadette, Brands Hatch Mercure Hotel and Spa, with its fitness centre and pool; and the famous Brands Hatch Racing Circuit.

The exclusive London Golf Club and Brands Hatch Place Hotel and Spa are a short drive away.

Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 4 miles away.



Swanley town centre with its range of shopping, including Asda Superstore, and weekly market, and leisure facilities, including Whiteoak Leisure Centre and Swanley Park with its lovely boating lake and mini railway, and train station, with services to London Bridge (from 20 minutes), Charing Cross (from 31 minutes), Victoria (from 31 minutes) and Blackfrairs (from 35 minutes), is approximately 6 miles away.

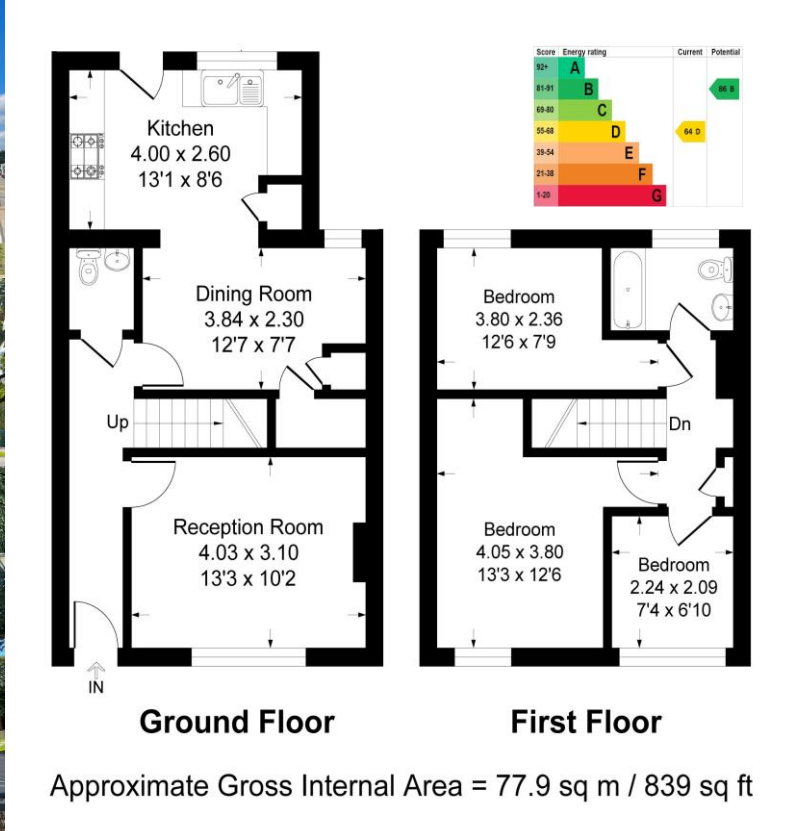
Sevenoaks town centre, with its comprehensive range of shopping and leisure facilities and mainline station, is approximately 8 miles away. Bluewater Shopping Centre and Ebbsfleet International Station (with fast services to London) can both be accessed within 9 miles.

The M25, M20 and M26 can all be accessed within approximately 5 miles.



A charming and well-presented two/three bedroom cottage with an approximately 53ft pleasant westerly facing rear garden, and driveway; located in the village of West Kingsdown with its range of local amenities.





1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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