



JONATHAN HALL

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Childsbridge Lane, Kemsing, Sevenoaks, Kent, TN15 6TJ

Price Range: £750,000 - £800,000

jonathanhall.exp.uk.com



A beautifully presented, deceptively spacious, and extended semi-detached house, with a delightful westerly facing rear garden with a cabin/summerhouse, driveway for several cars, a stunning kitchen/dining/family room, sitting room, bedroom five/living room, shower room, four bedrooms and a stunning new bathroom. Located in the popular village of Kemsing with its local amenities and approximately 1.2 miles mile walk to the village of Otford with its railway station with services to London from only 29 minutes.

Summary

- Deceptively Spacious & Extended Semi
- Beautifully Presented Accommodation
- Delightful Westerly Facing Garden with Cabin
- Stunning Kitchen / Dining / Family Room
- Sitting Room, Shower Room
- Bedroom Five/Living Room
- Four Bedrooms and Bathroom to First Floor
- Front Garden with Driveway for several cars
- Close to Local Amenities
- Local Train Station (from 29 mins to London)

Accommodation

Ground floor: porch with fitted cupboards; entrance hall with staircase to first floor with cupboard below and a utility cupboard with spaces for a washing machine and dryer above; sitting room with a lovely period style fireplace and bay window seat with storage below; a stunning kitchen/dining/family room with porcelain tiled floor with underfloor heating, a contemporary high-gloss white fitted kitchen comprising base and tower cupboards, including a built-in larder, and drawers, quartz worktops, sink with boiling water tap, hob with cooker hood above, two built-in ovens, integrated dishwasher, integrated fridge, integrated freezer, built-in larder cupboard and open-plan to the dining area and family area, skylight windows, bi-fold doors to the garden, log effect living flame gas fire and underfloor heating; living room/bedroom five; and shower room with shower cubicle, WC and washbasin.

First floor: landing with a hatch and pull-down ladder to a part-boarded loft, which has potential to convert into a large bedroom with an ensuite (subject to obtaining relevant consents); bedroom one with fitted wardrobes and a built-in cupboard; three further bedrooms and bathroom with a bath, shower over, washbasin and WC.

Outside

The front garden is mainly laid to a gravel driveway for three cars, a tree and side gate leading to the rear garden. There is a delightful westerly facing rear garden with a lovely porcelain tiled terrace with outdoor electrical socket and steps leading to a lawn, and borders stocked with flowering plants and shrubs, mature hedging, trees, and a cabin /summerhouse with power at the rear of the garden.

Agents Note

The property is freehold and in council tax band D, and it benefits from double glazing, gas-fired central heating, and mains gas, electric, water and drainage.





Location

The popular pretty village of Kemsing benefits from a good range of local amenities including several shops, including a village store/newsagents, café, pub, Indian restaurant, Chinese takeaway, fish and chip shop, church, library, primary school, doctors' surgery, recreation ground with an excellent children's playground, cricket pitch, football pitches, tennis courts; beautiful walks in the surrounding countryside, including Kemsing Down Nature Reserve and the North Downs Way, and train station (with services to London).

The popular pretty village of Otford, with its range of local amenities railway station with services to London Bridge from 29 minutes, Charing Cross from 40 minutes and Victoria from 41 minutes, is approximately a 1.2 miles walk.



The centre of the sought-after historic market town of Sevenoaks, with its comprehensive range of shopping and leisure facilities, excellent state and private schools, including two Grammar schools and the renowned Sevenoaks School, Knole House and Deer Park, and mainline station, with services to London Bridge (from 23 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes), is approximately 3.5 miles away.

Access to the A21, leading to the M25 is approximately 5 miles away.



A beautifully presented, deceptively spacious and extended four/five bedroom semi-detached house with a stunning kitchen/dining/family room, a delightful westerly facing rear garden, a cabin and driveway; located in the popular village of Kemsing.

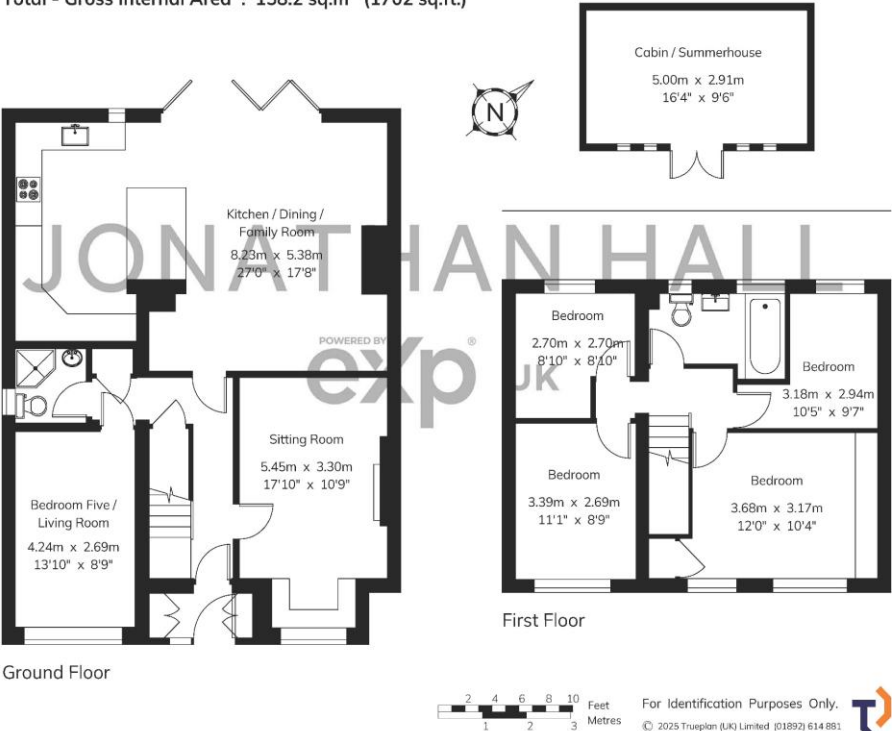






House - Gross Internal Area : 143.7 sq.m (1546 sq.ft.)
Cabin / Summerhouse - Gross Internal Area : 14.5 sq.m (156 sq.ft.)

Total - Gross Internal Area : 158.2 sq.m (1702 sq.ft.)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	77	
(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	

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