



Mitchem Close, Sevenoaks, TN15 6HR  
Guide price £550,000 - £600,000 Freehold



Guide Price £550,000 - £600,000. The Homes Group are delighted to offer to the market this rarely available and extended four double bedroom detached house located in a sought after cul-de-sac in West Kingsdown. The property has the added benefit of no forward chain.

The accommodation comprises of an 11' x 8' entrance hall, a 20'10 x 14'11 living room which overlooks the garden and has a door into the 11'8 x 7'5 office / study. There is a separate 11'5 x 11'3 dining room and an 11'7 x 10'4 kitchen plus a cloakroom on the ground floor too.

On the first floor the galleried landing has doors leading to all four bedrooms and the family bathroom which has a bath and separate shower cubicle.

To the rear is a 30' x 30' garden and to the side is the 17'6 x 8'9 garage in front of which is a driveway for one to two cars.

#### **Entrance Hall**

11' x 8' (3.35m x 2.44m)

#### **Ground Floor Cloakroom**

#### **Living Room**

20'10 x 14'11 (6.35m x 4.55m)

#### **Dining Room**

11'5 x 11'3 (3.48m x 3.43m)

#### **Office / Study**

11'8 x 7'5 (3.56m x 2.26m)

#### **Kitchen**

11'7 x 10'4 (3.53m x 3.15m)

#### **Landing**

13'6 x 8'7 (4.11m x 2.62m)

#### **Bedroom One**

12'10 x 10'3 (3.91m x 3.12m)

#### **Bedroom Two**

11'5 x 9' (3.48m x 2.74m)

#### **Bedroom Three**

10'5 x 8'10 (3.18m x 2.69m)

#### **Bedroom Four**

10'3 x 9'1 (3.12m x 2.77m)

#### **First Floor Bathroom**

8'2 x 6'7 (2.49m x 2.01m)

#### **Rear Garden**

30' x 30' (9.14m x 9.14m)

#### **Garage to Side**

17'6 x 8'9 (5.33m x 2.67m)

#### **Driveway**

#### **Tenure - Freehold**

#### **Council Tax - Band F**











Total area: approx. 127.4 sq. metres (1371.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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