



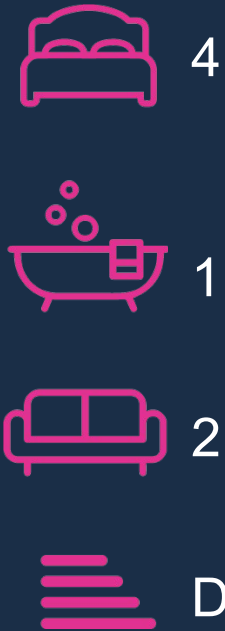
Located in a popular cul-de-sac on a corner plot in a of Ash Tree Drive, West Kingsdown, Hazell Holland are delighted to offer this well proportioned four-bedroom semi detached house which should prove an ideal family home with ample space and comfort. Spanning an impressive 1,335 square feet, the property, built in 1970, boasts a well-thought-out layout that is perfect for modern living.

Asking price £520,000





79 Ash Tree Drive  
West Kingsdown,  
Sevenoaks  
Kent  
TN15 6LW



### Front Garden.

Laid to lawn. Flower beds. Outside tap.

### Entrance Hall

Hardwood entrance door. Carpet. Coved ceiling. Double radiator. Utility cupboard with boiler. Water point.

### Cloakroom

Double glazed opaque window to side. Coved ceiling. Tiled floor. Tiled walls. Heated towel rail. Vanity hand wash basin.

### Kitchen

13' x 10'9 x 8 (3.96m x 3.28m x 2.44m)

Double glazed bay window to front with shutters. Laminate floor. Coved ceiling. Tiled walls. One and half drainer sink unit mixer tap. Range of wall and base with built-in five burner hob, oven and extractor fan. Plumbed for washing machine and dish washer. Space for fridge and freezer.

### Lounge

17'4 x 11'9 (5.28m x 3.58m)

Double glazed window to rear. Double glazed French doors leading to garden. Carpet. Double radiator. Wood surround fire place. Fitted cupboards and shelving. Part glazed double doors leading to dining room.

### Dining Room

16'5 x 9'1 (5.00m x 2.77m )

Double glazed sash window to front with shutters. Double glazed French doors leading to garden. Carpet. Coved ceiling. Ceiling rose. Double radiator.

### Landing

Carpet. Coved ceiling. Built-in airing cupboard. Access to loft partly boarded.

### Bedroom One

16'1 x 9' x 8' (4.90m x 2.74m x 2.44m )

Double glazed sash window to front with shutters. Double glazed window to rear with shutters. Carpet. Coved ceiling. Double radiator. Fitted wardrobes and chest of drawer units.

### Bedroom Two

13'8 x 9'1 (4.17m x 2.77m )

Double glazed window to rear with shutters. Carpet. Coved ceiling. Radiator.

### Bedroom Three

10' x 9' (3.05m x 2.74m)

Double glazed window to front with shutters. Carpet. Coved ceiling. Radiator.

### Bedroom Four

9'5 x 7'1 to wardrobe (2.87m x 2.16m to wardrobe )

Double glazed window to rear with shutters. Carpet. Coved ceiling. Double radiator. Fitted wardrobe.

### Bathroom

7'6 x 7' (2.29m x 2.13m)

Double glazed opaque window to side. Laminate wood floor. Coved ceiling. Heated towel rail. Tiled walls. Wall mirror. Fitted shelves. Low level w.c. Vanity hand wash basin. Panelled bath with shower mixer tap. Shower unit with mixer shower, tiled walls and door.

### Garden

38' (11.58m)

Paved patio area with steps leading to laid to lawn area. Flower beds. Patio area to rear. Brick built barbecue. Electric points and lights. Rear access. Outside tap.

### Garage to rear

16'6 x 8' (5.03m x 2.44m )

Up and over door. Double glazed window. Power and light.

### Parking

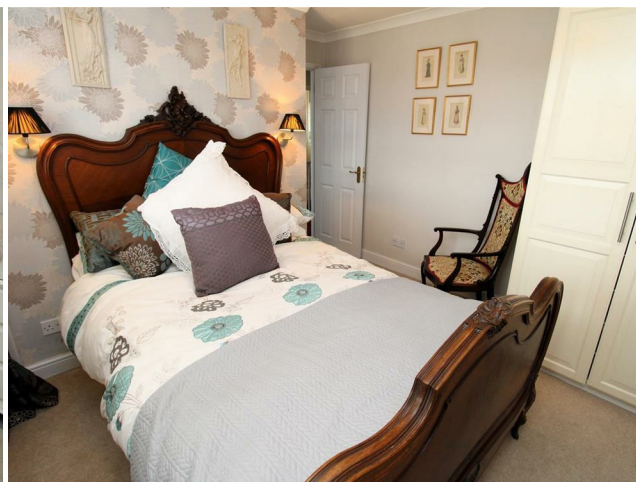
Off street parking via driveway to front of garage



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Upon entering, you are greeted by two inviting reception rooms, providing versatile spaces for relaxation and entertainment. The heart of the home is the well-appointed kitchen, measuring 13 feet, which features a five-burner hob oven and extractor fan, making it a joy for any culinary enthusiast. Additionally, a convenient downstairs cloakroom enhances the practicality of the living space.

The property is offering a well-established garden that is a true highlight. With beautiful flower beds and two patio areas, it presents an ideal setting for outdoor gatherings or simply enjoying the serene surroundings. The garden is perfect for families and those who appreciate nature.



Further enhancing the appeal of this home is the private drive leading to a garage, providing parking and storage options. This property is not just a house; it is a family haven waiting to be filled with memories.

With its desirable location and charming features, this home must be viewed to be fully appreciated. Don't miss the opportunity to make this lovely property your own.

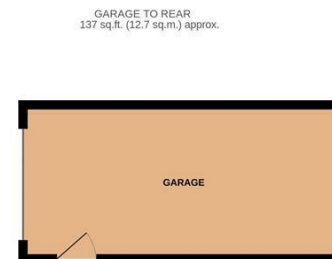




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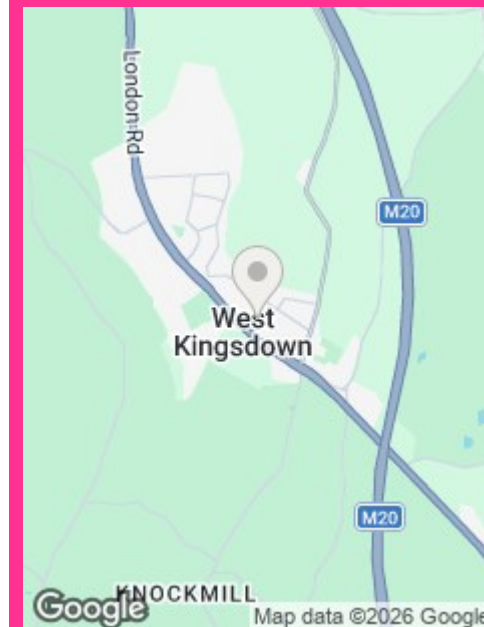




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TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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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