



**** Price Range £500,000 - £515,000 **** A three bedroom semi-detached family home within the ever popular village of Kemsing. The property is conveniently located, such that it takes advantage of all doorstep amenities including the local parade of shops, village primary school, walks along the North Downs and a well used cut through to Otford mainline railway station with its excellent links to London Blackfriars/Victoria. A wider array of all shopping, social, leisure and educational facilities can be found in the neighbouring town of Sevenoaks including beautiful Knole Park and a trio of excellent nearby secondary schools (Trinity School, Weald of Kent Grammar School and Tunbridge Wells Grammar School for Boys).

This accommodation currently comprises a welcoming entrance porch, entrance hall, sitting room, separate dining room, kitchen, downstairs WC, three first floor bedrooms and a family bathroom. Additional benefits include a detached garage and driveway for up to four cars. Your internal viewing comes highly recommended in order to appreciate all this comprehensive family home has to offer.

11 Castle Drive

Kemsing, Sevenoaks, TN15 6RL Freehold



Offers In Excess Of £500,000

Ground Floor

Entrance Porch

Tile floor as laid, opaque double glazed window to front aspect, UPVC external front door, entrance to cloakroom.

Cloakroom

Tiled floor as laid, opaque double glazed window to front aspect, WC, wash hand basin with under cupboard,

Entrance Hall

Carpet as laid, radiator, understairs storage cupboard containing electric meter.

Kitchen

Vinyl flooring as laid, two double glazed windows to front aspect, radiator, part tiled walls, a range of integrated cupboards, drawers and worktops, sink with drainer, space for fridge & washing machine, boiler, external double glazed door for side access to driveway.

Living Room

Carpet as laid, real fireplace feature with surrounding decorative stone brick, double glazed window to side aspect, transparent glass shelf in wall feature looking through to study.

Dining Room

Carpet as laid, radiator, double glazed french doors to rear aspect, entrance door to study.

Study/Family Room

Carpet as laid, radiator, double glazed window to side aspect, double glazed french sliding doors to rear aspect.

First Floor

Landing

Carpet as laid, access to loft via hatch.

Master Bedroom

Carpet as laid, radiator, double glazed window to rear aspect, integrated wardrobes.

Bedroom

Carpet as laid, double glazed window to rear aspect, integrated wardrobes, radiator, airing cupboard, containing water tank.

Bedroom

Carpet as laid, radiator, double glazed window to front aspect.

Bathroom

Carpet as laid, radiator, part tiled walls opaque double glazed window to front aspect, panelled bath with shower and glass screen.

Externally

A spacious rear garden with lawn as laid, bordering flower beds, patio as laid and a wooden shed. The side of the property offers a driveway for up to four cars that leads to the detached garage.





Castle Drive, TN15

Approximate Gross Internal Area = 102 sq m / 1094 sq ft
Approximate Outbuilding Internal Area = 13 sq m / 142 sq ft
Approximate Total Internal Area = 115 sq m / 1236 sq ft

Garden Extends to
21.10 x 9.55
69'3 x 31'4
(Approx)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix

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