



This three bedroom terraced family home is situated in a popular part of Kemsing village, within easy reach of the picturesque North Downs as well as all doorstep amenities including the local parade of shops, village school and easily accessible shortcut providing access to Otford mainline rail station with excellent links to London Victoria. A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, including further fast and frequent rail links to London Bridge / Charing Cross in less than thirty minutes.

The accommodation is considered to be exceptionally well presented and generously proportioned, comprising a welcoming entrance hall with WC off, spacious dual aspect sitting / dining room, contemporary fitted kitchen, three first floor bedrooms and the modernised family bathroom. Additional benefits include secure driveway parking for two cars side-by-side and a private rear garden. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

2 Collet Road

Kemsing, Kent, TN15 6SH Freehold



Guide Price £465,000

ENTRANCE HALL

Front entrance door with ornate glazed insert, double radiator, attractive wood flooring, space for coats / shoes, wall mounted meter cupboard, carpeted staircase to first floor landing, door to sitting / dining room and further door to ground floor WC.

GROUND FLOOR WC

Inset down lighting, attractively tiled floor, half door to under stairs storage cupboard, contemporary white suite comprising close coupled WC and wash basin with tiled splashback and integrated storage cupboard beneath.

SITTING / DINING ROOM

Spacious full depth reception room is dual aspect with feature double glazed leaded light bay window to front as well as sliding double glazed patio doors to rear providing direct garden access. Two double radiators, continuation of attractive wood flooring from entrance hallway, pendent light to sitting area and inset down lighting to dining area. Open feature fireplace with exposed brick hearth and surround as the focal point for the room. Full open plan access to the kitchen from the dining area.

KITCHEN

Contemporary fitted kitchen boasts an attractive series of wall and base units in contrasting slate and light stone colours, set with work surface tops and upstands to compliment. Inset one and a half bowl stainless steel sink unit and drainer as well as integrated appliances including the oven with four ring hob and overhead extractor, dishwasher, fridge over freezer and washing machine located in the handy under stairs recess.

FIRST FLOOR LANDING

Fitted carpet, access hatch to loft, and doors off to all rooms.

BEDROOM ONE

Spacious double bedroom has feature double glazed leaded light bay window to front, radiator, fitted carpet and telephone point.

BEDROOM TWO

Double bedroom with double glazed leaded light window to rear providing aspect over the garden and to the Otford Hills beyond. Radiator, fitted carpet, feature fireplace, door to airing cupboard housing hot water cylinder and door to storage cupboard housing wall mounted boiler.

BEDROOM THREE

Good size single bedroom has feature double glazed leaded light bay window to front, radiator and fitted carpet.

BATHROOM

Modernised family bathroom has opaque double glazed leaded light window to rear, heated towel rail, tiled floor and fully tiled walls in marble effect, modern white suite comprises panel bath with central mixer tap and overhead shower attachment, close coupled WC and pedestal wash basin.

PARKING

Attractive brick paved driveway provides parking for two cars side-by-side to the front of the property.

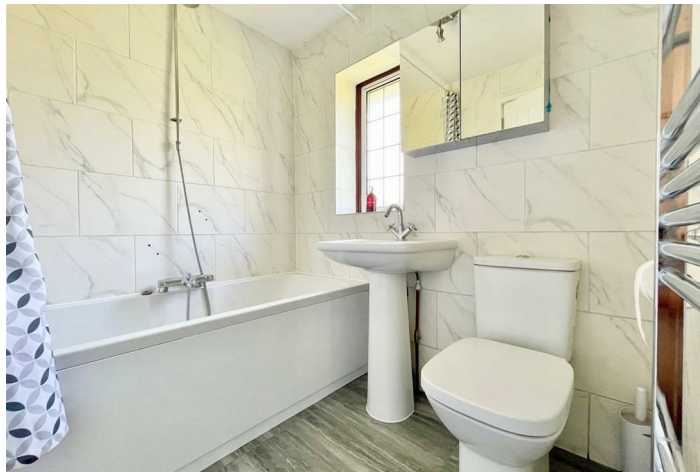
GARDEN

Delightful rear garden is set within a neatly fenced perimeter and is easy to maintain. There is a paved patio terrace which is ideal for seating / entertaining which leads to the lawned garden with its flower and shrub borders and further storage shed.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band D

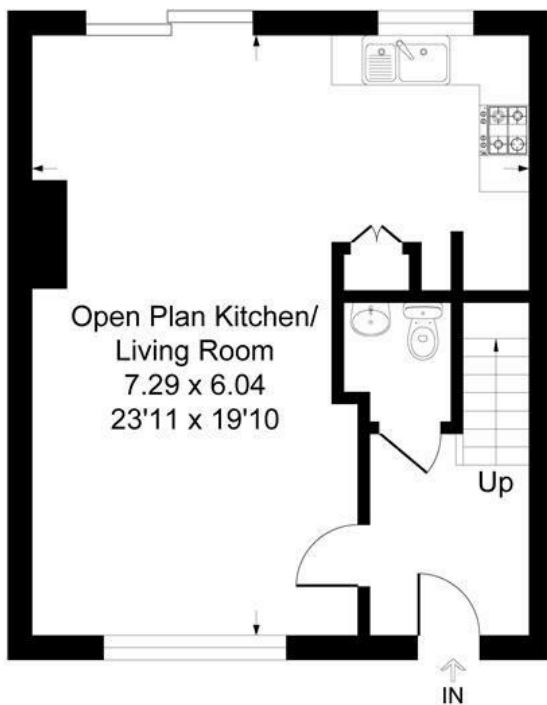




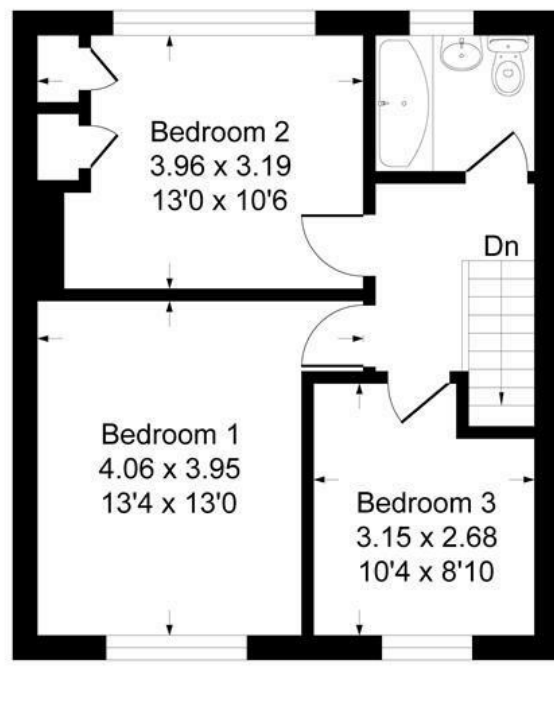
Collet Road, TN15

Approximate Gross Internal Area = 88.0 sq m / 948 sq ft

Garden
10.00 x 6.04
32'10 x 19'10
(Approx)



Ground Floor



First Floor

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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