



A charming two bedroom end terrace cottage set in a popular residential address within the sought after village of Kemsing, providing easy access to a number of doorstep amenities including the local parade of shops (0.3 miles), village school and rail stations both in Kemsing or Otford (using the well known cut through). The neighbouring town of Sevenoaks provides a wider array of all shopping and social facilities including fast and frequent mainline rail links to London Bridge / Charing Cross in less than thirty minutes.

Well maintained by the present owner, the accommodation currently comprises entrance hallway, sitting room, kitchen / dining room with direct garden access, two first floor bedrooms and a modernised dual aspect bathroom. Additional benefits include the attractive Georgian style double glazed front elevation of the property, recently installed driveway parking for two cars (nose-to-tail) and a stunning rear garden that is full of colour and points of interest, stretching in excess of 100ft in length. Your early viewing appointment comes highly recommended in order to fully appreciate all that this charming cottage has to offer.

49 Oxenhill Road

Kemsing, Kent, TN15 6RG Freehold



Guide Price £375,000

ENTRANCE HALL

Double glazed side entrance door, stairs to first floor landing and door leading to sitting room.

SITTING ROOM

12'2" x 10'0"

Georgian style double glazed window to front, textured ceiling, inset feature fireplace, fitted carpet, television aerial lead, telephone point and door to kitchen/dining room.

KITCHEN/DINING ROOM

13'1" x 8'5"

Double glazed windows to rear and matching double glazed door to rear providing direct garden access, wall mounted electric heater, textured ceiling, slate effect floor tiles, wall mounted boiler in understairs recess and localised wall tiling. Series of matching wall and base units for storage set with rolled top work surfaces incorporating stainless steel sink unit and drainer. Space for all utilities, as well as for a dining table and chairs.

FIRST FLOOR LANDING

Textured ceiling with access hatch to loft, fitted carpet, wall mounted heater and doors off to both bedrooms and the bathroom.

BEDROOM ONE

12'0" x 13'0" (narrowing to 10'0")

Spacious double bedroom boasts dual aspect with double glazed Georgian style windows to front and side, electric wall mounted heater, textured ceiling, picture rail and fitted carpet.

BEDROOM TWO

8'10" x 6'10"

Double glazed Georgian style window to rear with delightful garden aspect, wall mounted electric heater, textured ceiling, picture rail and fitted carpet.

BATHROOM

5'10" x 5'7"

Modernised bathroom is dual aspect with opaque double glazed Georgian style window to rear and side, fully tiled walls, vinyl flooring in tile effect and white suite comprising panelled bath with overhead shower attachment, low level wc and pedestal wash basin, wall mounted electric heater.

PARKING

Recently added to the property is the smart looking brick paved driveway, providing secure parking for a couple of cars.

GARDENS

Remaining front area is laid to lawn with attractive mature flower and shrub borders. Side access leads to the superb rear garden. A true feature of the property, the rear garden measures approximately

100ft in length with a courtyard area that is ideal for seating and entertaining. This leads to the predominately lawned garden set within its neatly fenced perimeter boasting a wealth of attractive flower and shrub beds interspersed throughout the length of the garden providing colour and interest. There is also a delightful pond feature and buyers attention is drawn to the pedestrian right of way that exists for the neighbouring two homes.

ADDITIONAL INFORMATION

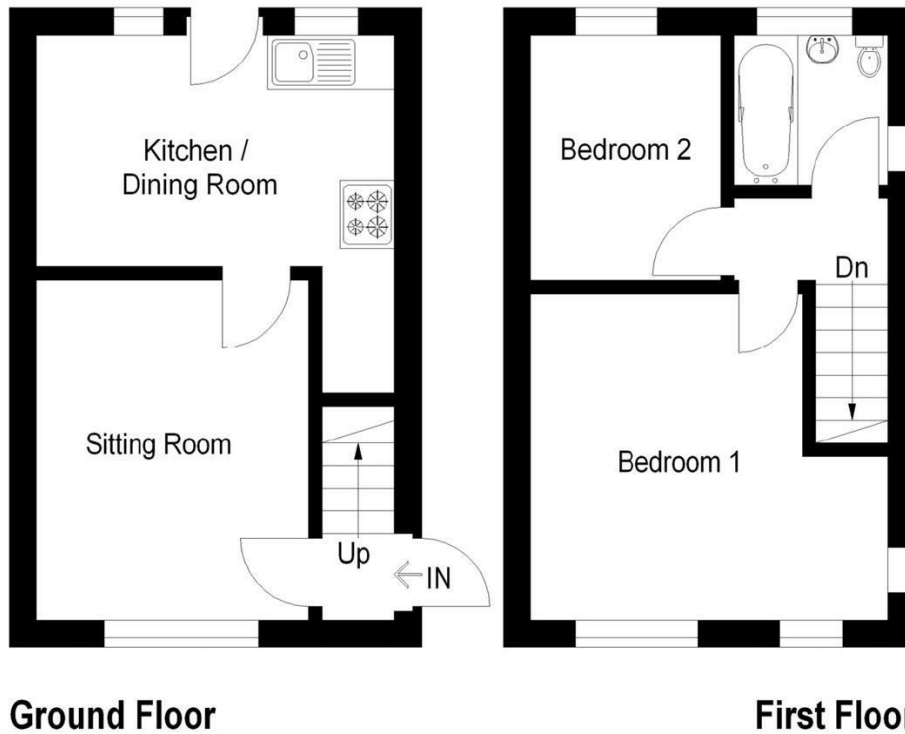
Property is Freehold

Council Tax band C





Approximate Gross Internal Area
51 sq m / 549 sq ft



Ground Floor **First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:182960 / Ref:50151)

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