



A three bedroom semi detached family home that has been renovated throughout. Located in the highly sought after village of Kemsing, within easy walking distance of a number of local amenities including the parade of shops just down the road (0.1 mile). In addition there is a well used short cut through to Otford mainline rail station, providing excellent links to London Victoria, and there are a number of highly regarded local schools, from Seal and Kemsing Primary Schools (0.7 miles), to the Trinity secondary school, Tunbridge Wells boys grammar and Weald girls grammar schools (2.2 miles).

The well planned and proportioned accommodation currently comprises entrance porch and hallway, sitting room, separate dining room and newly fitted kitchen. To the first floor there are three bedrooms and the family bathroom. Externally the property benefits from a rear garden and driveway parking to the front. Your internal viewing via the sole selling agent comes highly recommended in order to fully appreciate what this high specification family home has to offer.

\*Please note that a planning application has been put forward by the site owner for a 3 bedroom detached property next door which would result in the partial demolition of the existing extension to the side aspect. A decision is currently awaited. Please refer to the Sevenoaks planning website and use ref: 23/02442/FUL or alternatively please ask the agent for more information.

## 67 Dynes Road

Kemsing, Kent, TN15 6RB Freehold



Price £475,000

### **ENTRANCE PORCH**

Surrounding double glazed windows, UPVC front door, radiator, coconut matting as laid, storage cupboards.

### **ENTRANCE HALL**

Carpet as laid, radiator, understairs storage, double glazed window to side aspect, cupboard containing consumer unit and meters.

### **RECEPTION ONE**

Laminate floor as laid, double glazed window to rear, radiator.

### **RECEPTION TWO**

Laminate floor as laid, double glazed window to front, aspect, radiator.

### **KITCHEN**

Worktops/cupboards/drawers, ceramic hob, integrated electric fan oven, sink with drainer and mixer tap, extractor fan, understairs storage cupboard.

### **UTILITY ROOM**

(Works to be completed)Comprising worktop with sink mixer tap & drainer, integrated storage cupboards, space & plumbing for utilities including washing machine, dryer, fridge/freezer & dishwasher. Please see 3D mock image for reference. Provides entrance to cloakroom.

### **BEDROOM ONE**

Carpet as laid, double glazed window to front, radiator, storage cupboard.

### **BEDROOM TWO**

Carpet as laid, radiator, double glazed window to rear, three storage cupboards.

### **BEDROOM THREE**

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

### **BATHROOM**

Toilet, bath/shower, LVT flooring, panelled walls throughout, wash hand basin.

### **GARDEN**

Shingle as laid and part patio, surrounding timber fencing.

### **DRIVEWAY**

The front of the property comprises a driveway providing off road parking for two cars.

### **ADDITIONAL INFORMATION**

Council Tax - Band D.

Tenure - Freehold.

### **AGENTS NOTE**

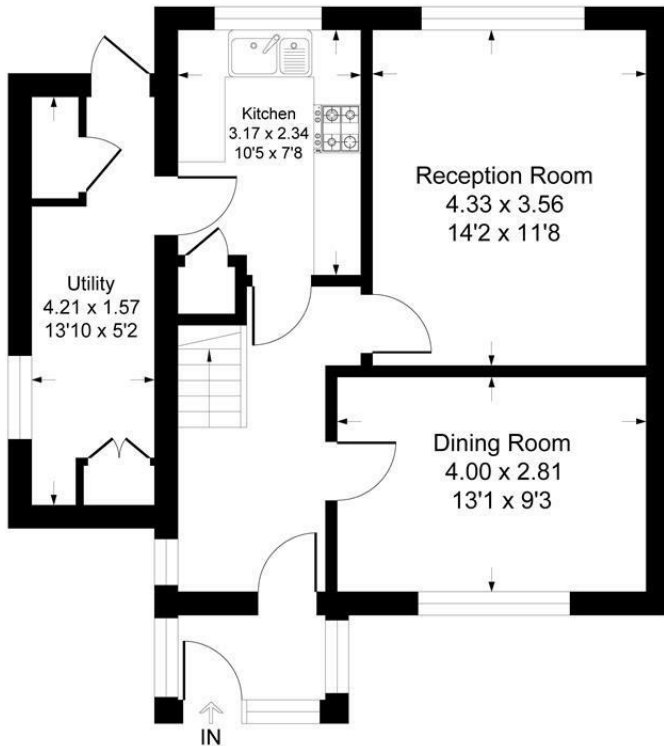
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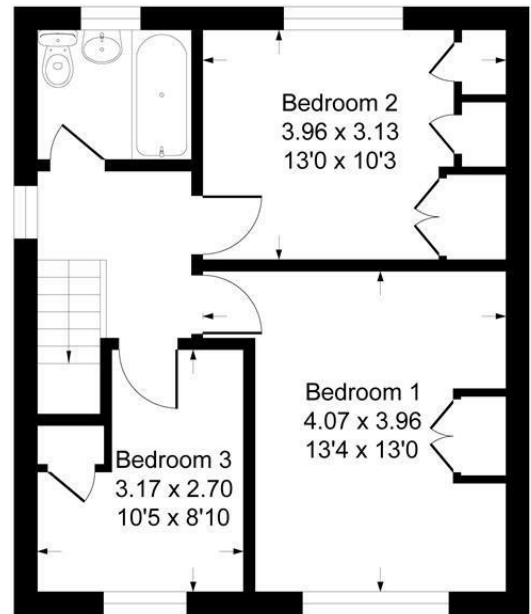


# Dynes Road, Kemsing, TN15

Approximate Gross Internal Area  
98.20 sq m / 1057 sq ft



## 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.

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