



* GUIDE PRICE £550,000-£575,000 *

A superb 3 bedroom detached new build family home that has been thoughtfully designed and built to a high specification. The property is situated in a highly desirable residential road within the ever popular Kemsing village, providing easy access to the picturesque North Downs as well as a range of 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 / Charing Cross. 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 property consists of well placed accommodation over three floors. The ground floor comprises entry via the front porch which opens straight into the open plan living room / kitchen / dining room providing access to the garden. The first floor comprises a landing, two bedrooms and the family bathroom with separate shower and bath. The second floor consists of a spacious and airy master bedroom with en suite, generous eaves storage and wardrobe. Additional benefits include secure driveway parking for two / three cars side by side and a private garden. Available with no onward chain, your internal viewing comes highly recommended in order to fully appreciate this rarely available and comprehensively appointed new home has to offer.

67a Dynes Road

Kemsing, Kent, TN15 6RB Freehold

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Guide Price £550,000

GROUND FLOOR

Entrance porch

Entrance matting as laid, utility unit with built in washing machine, double glazed windows to front & side aspect, front door.

Open plan living / dining area

Flooring as laid, double glazed window to front and rear aspect, double glazed doors to side and front aspect, staircase to first floor, understairs storage cupboard, built in hidden bluetooth surround sound speakers accommodate for the whole ground floor.

Open plan kitchen

Flooring as laid, double glazed window to rear aspect, quartz countertops integrated cupboards & drawers, sink & drainer with mixer tap, rinsing hose and waste disposal unit, electric fan oven and four burner hob with overhead extractor unit, dishwasher, wine cooler, fridge freezer.

FIRST FLOOR

Landing

Carpet as laid, double glazed window to front aspect, decorative LED lighting.

Bedroom

Carpet as laid, double glazed window to front & side aspect, radiator, integrated wardrobe.

Bedroom

Carpet as laid, double glazed to side aspect, radiator, integrated wardrobe.

Family Bathroom

Flooring as laid, opaque double glazed window to rear aspect, stand alone bath tub with mixer tap and part tiled walls, wash hand basin with integrated storage cupboards beneath, wc with dual flush, walk in shower with glass surround & rainfall shower head, airing cupboard containing combination boiler, towel radiator.

SECOND FLOOR

Master Suite

Carpet as laid, radiator, carpet as laid, two double glazed roof windows to front aspect, integrated wardrobe and surrounding eaves storage, decorative LED lighting upon entrance. En suite shower room comprising walk in shower with glass surround and part tiled walls, floating wash hand basin with integrated storage cupboard beneath and wc with dual flush.

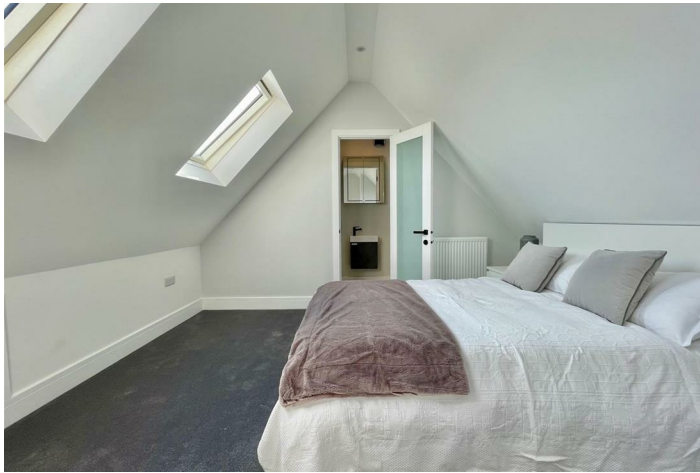
EXTERNALLY

The property benefits from a front driveway for 2/3 cars and a private garden with lawn as laid. The roof comprises 4kw solar panels which are ready for

use.

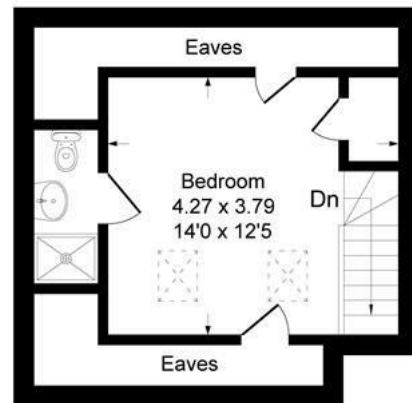
The property also comes with a 10 year NHBC warranty.



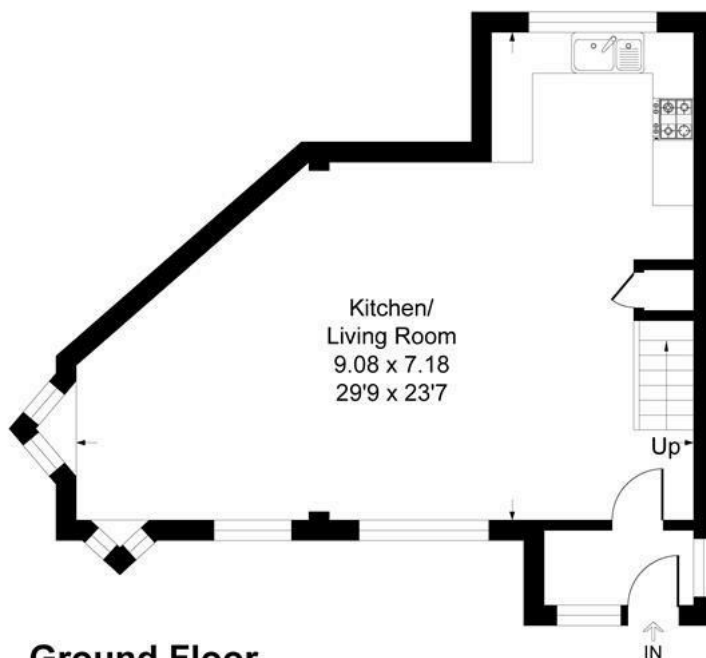


Dynes Road, Kemsing, TN15

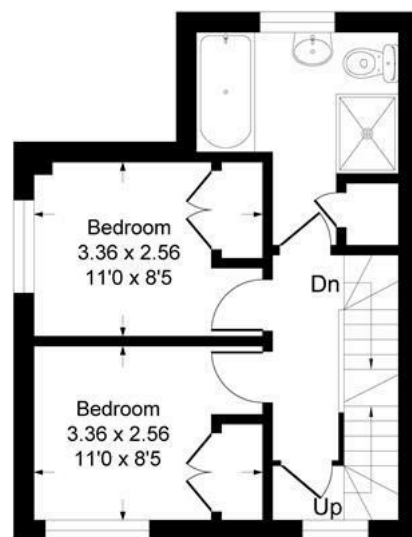
Approximate Gross Internal Area
104.3 sq m / 1123 sq ft



Second Floor



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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