



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 (0.2 miles), village school and easily accessible shortcut providing access to Otford mainline rail station with excellent links to London Bridge/Charing Cross and Victoria. A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, including beautiful Knole Park as well as further fast and frequent rail links to London in less than thirty minutes.

The accommodation is considered to be exceptionally well presented and generously proportioned, comprising a welcoming entrance hall, spacious open plan sitting room with feature wood burner stove and adjoining dining room, separate conservatory, modern fitted kitchen, three first floor bedrooms, the family shower room and a loft room (considered ideal for conversion, subject to obtaining all relevant consents) with fixed staircase access from bedroom three. Additional benefits include the substantial rear garden (apx 80ft long) which provides rear access to secure driveway parking for two cars as well as the detached single garage. Your internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

45 Collet Road

Kemsing, Kent, TN15 6SJ Freehold



Guide Price £475,000

ENTRANCE HALL

Welcoming entrance hall has double glazed front entrance door, double radiator, coved ceiling, attractive engineered wood flooring, double doors to built in hall storage closet, stairs to first floor landing with half door to useful understairs storage closet.

SITTING ROOM

Spacious sitting room has full height double glazed windows to rear accompanying double glazed French doors to rear which provide direct access to the conservatory. Double radiator, coved ceiling, continuation of the attractive engineered wood flooring, display shelving to chimney breast recesses and feature wood burner stove set with tiled hearth and wood surround / mantle as the focal point for the room. The sitting room shares a social open plan relationship with the neighbouring dining room.

DINING ROOM

Double glazed window to front, double radiator, coved ceiling and a continuation of the attractive engineered wood flooring.

CONSERVATORY

Floor to ceiling double glazed panels to two sides, providing a delightful aspect to the garden. Double glazed French doors to rear as well as a further double glazed door to side providing direct access to the garden. Inset downlighting and fitted carpet.

KITCHEN

Double glazed door to rear providing direct access to the garden and accompanying double glazed window also rear facing. Inset downlighting, tile effect vinyl flooring and localised wall tiling. Modern fitted kitchen comprises a series of matching wall and base units for storage, complete with roll top work surfaces incorporation stainless steel sink unit and drainer. Integrated appliances include under counter fridge and freezer units, double oven with four ring hob and overhead extractor, washing machine and slimline dishwasher.

FIRST FLOOR LANDING

Fitted carpet and doors off to all rooms

BEDROOM ONE

Spacious double bedroom with double glazed window to front providing a delightful aspect over the green and beyond to the Otford Hills, double radiator and fitted carpet.

BEDROOM TWO

Spacious double bedroom with double glazed window to rear providing aspect over the rear garden, double radiator, coved ceiling, fitted carpet, built in wardrobe and full height storage cupboard housing wall mounted boiler.

BEDROOM THREE

Good single bedroom with double glazed window to front providing a delightful aspect over the green and beyond to the Otford Hills, double radiator, coved ceiling and fitted carpet. Door with fixed staircase leading into loft storage area which has great potential for conversion to a master bedroom with en-suite (subject to obtaining all relevant consents).

SHOWER ROOM

Family shower room has opaque double glazed window to rear, heated towel rail, coved ceiling, tiled floor with contrast predominately tiled walls and white suite comprising full size step in shower cubicle, close coupled WC and pedestal wash basin.

GARAGE & PARKING

With access to the rear from Dynes Road, there are double gates leading to off road parking for two cars, with access to a detached single garage (15'11 x 8'0)

GARDENS

Attractive front garden is set within a hedged perimeter with central tree. To the rear of the property is the generously sized rear garden (apx 80 ft long) which is predominately paved for ease of maintenance and set within a neatly fenced perimeter. The garden becomes a double width plot for approximately half of its length and is interspersed with flower and shrub beds providing colour and definition. Providing plenty of space in which to sit out and entertain, the garden is a genuine feature of the property and comes complete with a detached summerhouse (9'1 x 7'4) which has power and light connected to it, and a further timber storage shed. With rear access from Dynes Road, parking of larger vehicles such as a motorhome or trailer are possible.

ADDITIONAL INFORMATION

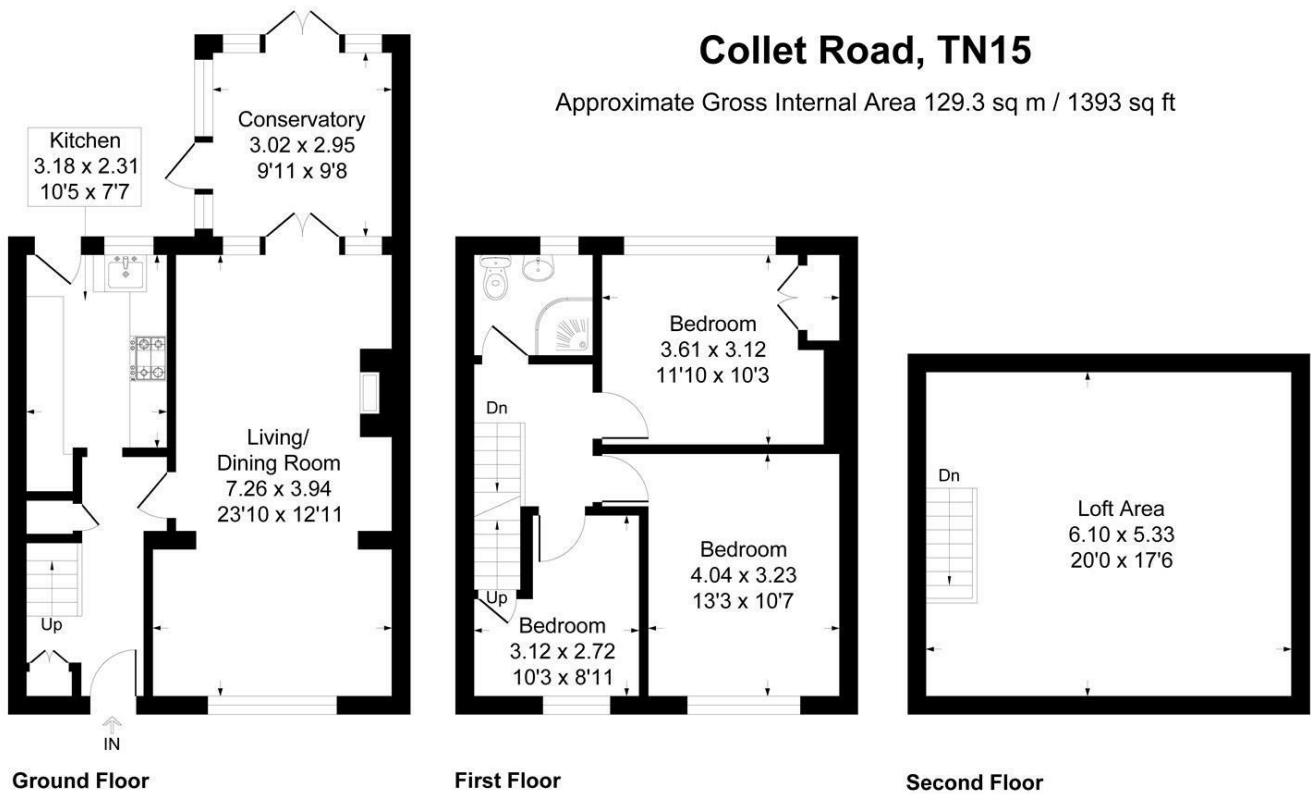
Property is Freehold
Council Tax Band D





Collet Road, TN15

Approximate Gross Internal Area 129.3 sq m / 1393 sq ft



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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4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

