



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 throughout, comprising a welcoming entrance hall, a spacious dual aspect open plan through sitting / dining room leading to the superb fitted kitchen (recently renewed), three first floor bedrooms and the family bathroom. Additional benefits include the delightful rear garden which has its own private rear access and secure driveway parking to the front of the property for two cars side by side. Your internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

## 51 Collet Road

Kemsing, Kent, TN15 6SJ Freehold



Guide Price £495,000

## **ENTRANCE HALL**

Welcoming entrance hallway with ornate double glazed front entrance door, double radiator, attractive "Quickstep" laminate wood flooring, staircase to first floor landing with half door to useful understairs storage cupboard and part glazed internal doors leading to the reception room and kitchen.

## **SITTING / DINING ROOM**

Spacious dual aspect through reception room has a featured double glazed leaded light bayed window to front as well as full height double glazed leaded light windows to rear, accompanying matching French doors which lead directly to the rear garden. Two double radiators, inset downlighting, continuation of the attractive "Quickstep" laminate wood flooring, TV point and chimney breast with storage recess to the dining area. The reception room shares a social open plan relationship with the superb kitchen.

## **KITCHEN**

Recently renewed, the superb fitted kitchen has a double glazed leaded light window to rear providing a delightful aspect over the garden, coved ceiling and inset downlighting. Series of attractive wall and base units set with marbled quartz work surfaces and matching upstands, inset one and a half bowl stainless steel sink unit and integrated appliances including fridge over freezer, oven with four ring hob and overhead extractor, space and plumbing for both dishwasher and washing machine. Part glazed return door to entrance hall.

## **FIRST FLOOR LANDING**

Coved ceiling with access hatch to loft, fitted carpet and doors off to all rooms.

## **BEDROOM ONE**

Generous double bedroom with double glazed leaded light window to front (complete with bespoke window shutters), radiator, coved ceiling and fitted carpet.

## **BEDROOM TWO**

Double bedroom with double glazed leaded light window to rear providing a delightful garden aspect, radiator, coved ceiling and fitted carpet.

## **BEDROOM THREE**

Single bedroom with double glazed leaded light window to front (complete with bespoke window shutters), radiator, coved ceiling, fitted carpet and door to useful over stairs storage cupboard.

## **BATHROOM**

Opaque double glazed leaded light window to rear, heated towel rail, attractive vinyl flooring, coved ceiling with inset downlighting and fully tiled walls. White suite comprises panel bath with wall mounted shower unit and screen, close coupled WC and pedestal wash basin.

## **PARKING**

Double width driveway parking to the front of the property for two cars side by side

## **GARDEN**

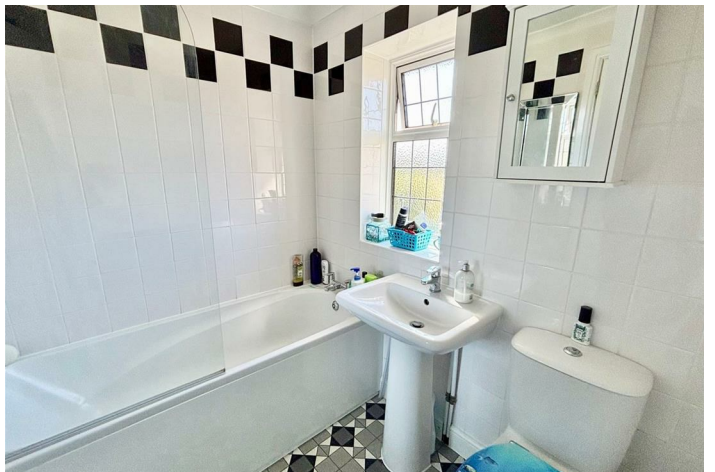
The delightful rear garden is a genuine feature of the property, boasting a sunny aspect and set within a neatly fenced perimeter. There is a generous paved patio sun terrace stretching across the rear of the property which provides an ideal area in which to sit out and entertain. This leads to the predominately lawned garden area with its flower / shrub beds providing both colour and definition. To the foot of the garden is a timber storage shed as well as a private access pathway allowing the owner access to / from their garden onto Collet Road without the need to go through the property.

## **ADDITIONAL INFORMATION**

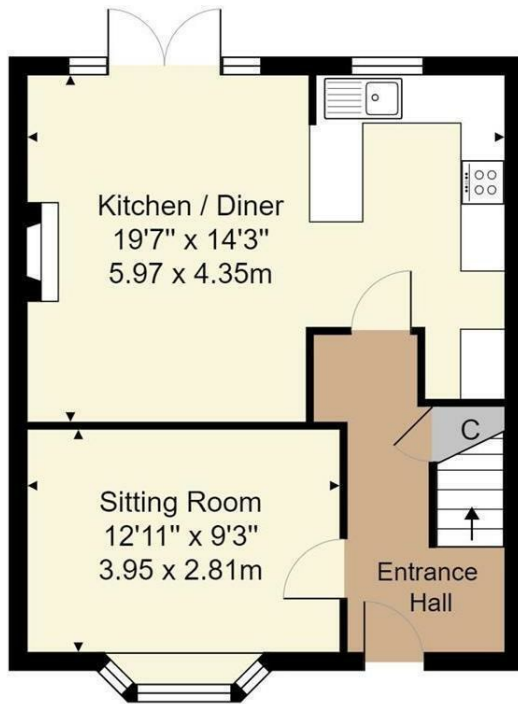
Property is Freehold  
Council Tax Band D



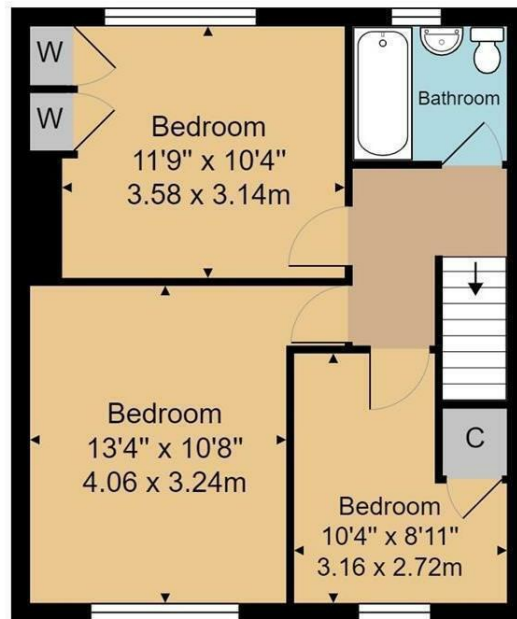








**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 947 ft<sup>2</sup> ... 88.0 m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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