



A charming and well presented two double bedroom period cottage with extensive rear garden forming part of the delightful semi-rural Noah's Ark area of Kemsing. In addition to countryside walks on the doorstep, the cottage provides easy access to Kemsing rail station (0.8 miles) as well as the village primary school (0.5 miles) and a range of local shops, including post office and takeaways / restaurants (1.4 miles). A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, with fast and frequent links to London possible in less than thirty minutes.

Considered to be well presented and arranged, the generously proportioned accommodation currently comprises sitting room with feature fireplace, separate dining room and kitchen to the ground floor. To the first floor there are two double bedrooms as well as the bathroom. Externally the property benefits from a delightful and large rear garden, complete with patio area & shed, and to the front aspect the home comprises a driveway for one car. Your internal viewing comes highly recommended in order to fully appreciate all this charming cottage has to offer.

55 Noahs Ark

Kemsing, Kent, TN15 6PA Freehold



Offers In Excess Of £375,000

GROUND FLOOR

Sitting Room

Flooring as laid, double glazing to front aspect, radiator, external front door, central brick fireplace with shelving either side.

Dining Room

Carpet as laid, double glazing to rear aspect, radiator, storage cupboard.

Kitchen

Flooring as laid, double glazing to side aspect, double glazed french doors to rear aspect, radiator, worktops integrating with a range of cupboards & drawers, space for fridge/freezer, washing machine & slimline dishwasher, integrated electric fan oven, 4 burner gas stove with overhead extractor unit, sink with tap.

FIRST FLOOR

Master Bedroom

Carpet as laid, radiator, double glazing to front aspect, central brick fireplace.

Landing

provides access to all rooms to the first floor and to the loft which the vendor has advised is part boarded with light.

Bedroom

Carpet as laid, radiator, double glazing to rear aspect, storage cupboard, access to bathroom.

Bathroom

Flooring as laid, part tiled walls, opaque double glazing to rear aspect, 2 x towel radiators, wc, panelled bath with shower and curtain, cupboard containing combination boiler.

EXTERNALLY

The front aspect of the property benefits from a fenced driveway for one car. The rear aspect comprises a large garden with lawn as laid, patio adjacent to the property and a shed with running electricity.

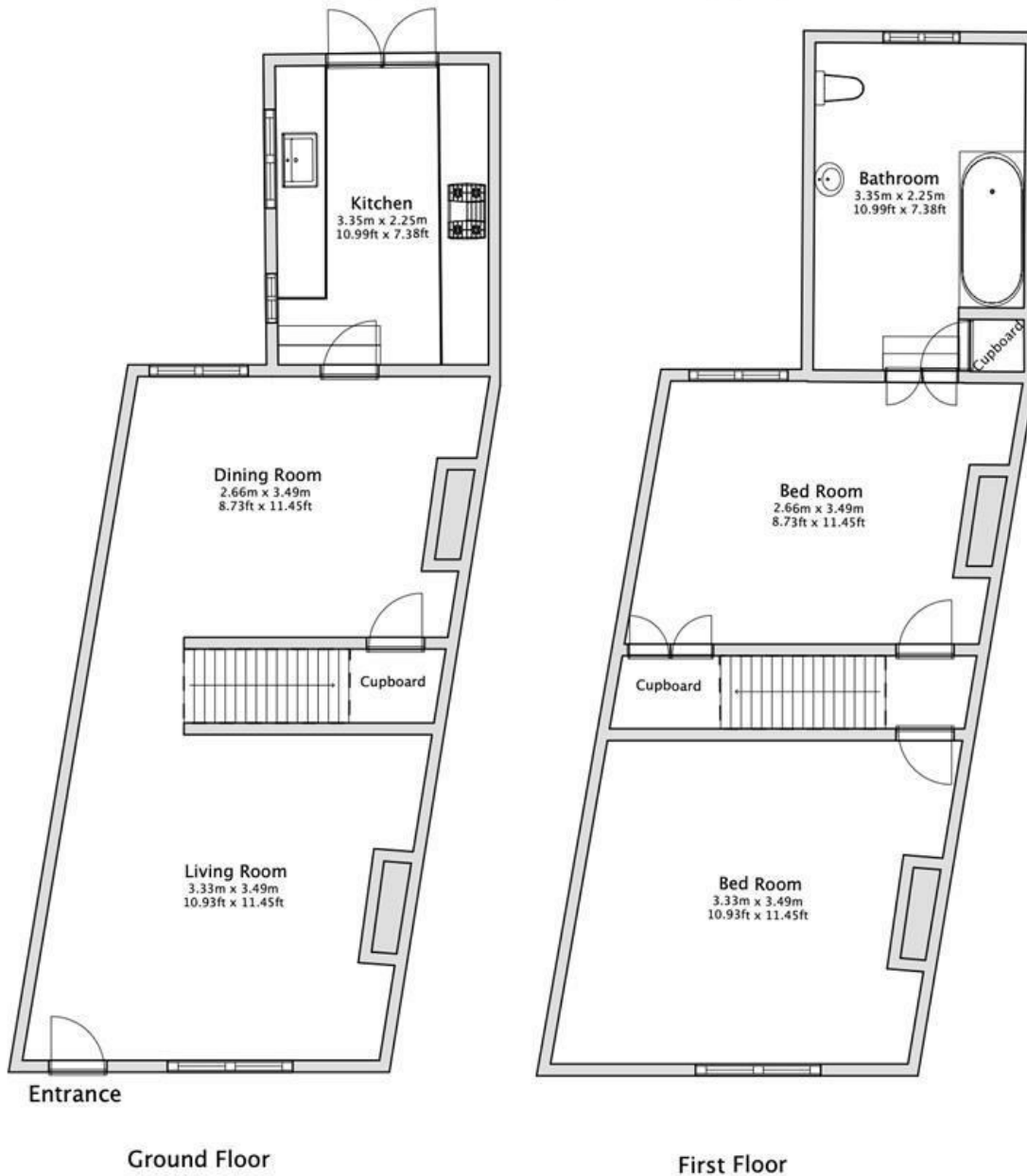




55 Noah's Ark

Approximate total internal area:
63.4m² (682.43sqft)

Although measurements have been taken to ensure accuracy,
they are approximate on this floor plan and is for illustrative purposes only.



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