



An exciting project for refurbishment / extension, set in the heart of West End, Kemsing, situated at the foot of the North Downs, with wonderful walks on the doorstep, as well as easy access to all the village amenities including Kemsing Primary School, just 0.3 miles walk from the property. Additional amenities include the full parade of shops at Dynes Road (0.7 miles) and the local Londis convenience store (0.1 mile), while commuters are well catered for, courtesy of a well known pathway leading to Otford mainline rail station offering excellent links to both London Charing Cross and Victoria in circa half an hour. A wider array of all shopping, social, leisure and educational facilities (including the two Grammar Schools) can be found in the neighbouring town of Sevenoaks.

Requiring a full programme of modernisation / refurbishment, the generously proportioned accommodation currently comprises the main sitting room, a separate dining room which shares an open plan relationship with the kitchen to the rear, four first floor bedrooms (the fourth bedroom as a walk off the second bedroom) and the family shower room. Additional benefits include the integral oversized single garage with driveway to the front, while to the rear of the property there is further potential for parking and the rear garden (currently on a separate title, but sold with the house). The property is available with NO ONWARD CHAIN, and boasts potential for extension to / conversion of the existing square footage (subject to obtaining all relevant consents). Your early internal viewing comes highly recommended in order to fully appreciate the potential on offer as well as the premium village location.

## 73 West End

Kemsing, Kent, TN15 6QB Freehold



£475,000

### **SITTING ROOM**

Double glazed front entrance door with accompanying double glazed window to front, double radiator, picture rail, fitted carpet, wall lighting and open feature fireplace with exposed brick surround and stone hearth as the focal point for the room. Display shelving to both chimney breast recesses and multi-pane door providing access through to the dining room.

### **DINING ROOM**

Window to rear, double radiator, picture rail, fitted carpet, staircase to first floor landing with half door to understairs storage closet, fireplace set on tiled hearth with miniature brick surround as the focal point for the room. Door to full height built in storage cupboard and fully open plan access to the rear and the kitchen.

### **KITCHEN**

Window to side, mosaic tile-effect vinyl flooring, localised wall tiling, series of matching wall and base storage units, set with roll top work surfaces, incorporating stainless steel sink unit and drainer, space and plumbing for all utilities, breakfast bar and part glazed side door to lobby.

### **REAR LOBBY**

Part glazed entrance door with accompanying window to rear and part glazed door to / from kitchen.

### **FIRST FLOOR LANDING**

Double and single radiators, fitted carpet, door to airing cupboard housing hot water cylinder, access hatch to loft and doors to all rooms.

### **BEDROOM ONE**

Generous double bedroom has double glazed window to front, radiator, fitted carpet, high ceiling and door to overstairs storage closet.

### **BEDROOM TWO**

Double bedroom has window to rear, radiator, fitted carpet, high ceiling with ornate ceiling rose and door to walk off bedroom four.

### **BEDROOM THREE**

Dual aspect double bedroom with double glazed windows to front and side providing an aspect towards the Otford Hills, radiator, fitted carpet and door to built in storage closet.

### **BEDROOM FOUR**

Accessed via bedroom two, bedroom four has a window to rear, radiator and fitted carpet. This room has potential to become a well proportioned en-suite bathroom (subject to any relevant permissions being obtained).

### **SHOWER ROOM**

Two windows to rear, double radiator, mosaic tile effect vinyl flooring, localised wall tiling, suite comprising oversized step in shower cubicle, close coupled WC and pedestal wash basin.

### **GARAGE & PARKING**

Attached oversized single garage with metal up and over door to front, side window and courtesy door to rear and garden. Power and light connected. Immediately in front of the garage there is a private driveway for one car, with further parking possible to the rear.

### **GARDEN**

The Rear garden section is set within a neatly fenced perimeter and is currently laid as hard standing with a five bar gate to the side providing vehicular access. The rear garden is under its own separate title (from the house), however the sale comprises of both titles (the one for the house and the one for the garden).

### **ADDITIONAL INFORMATION**

Council Tax Band E

There are separate titles for the property and for the garden (the sale is for the two titles together).







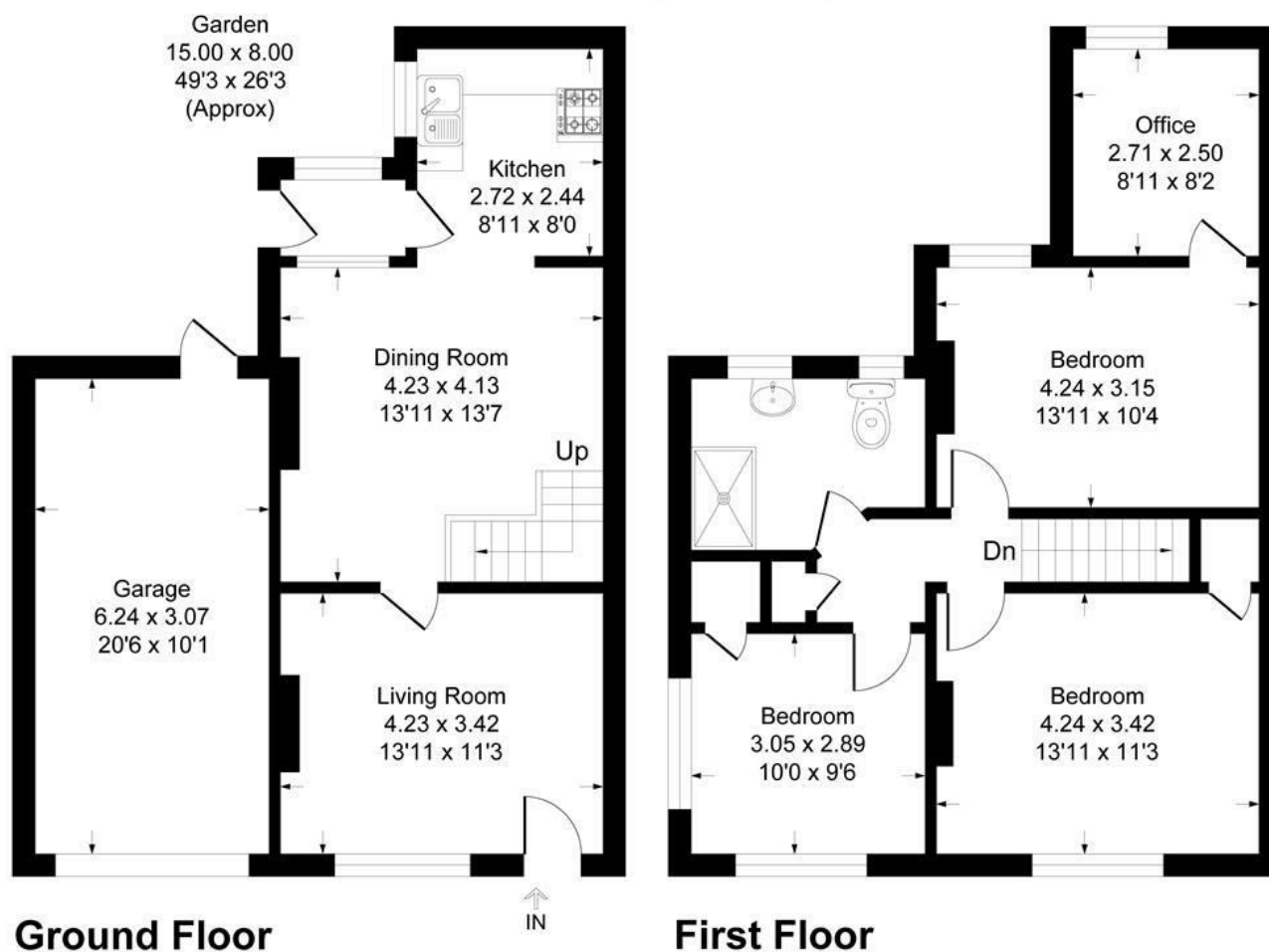


# West End, TN15

Approximate Gross Internal Area 101.2 sq m / 1090 sq ft

Garage = 19.1 sq m / 206 sq ft

Total = 120.4 sq m / 1297 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.

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