



Price
£350,000

Freehold

1x  1x  1x 

**Noahs Ark, Kemsing,
Sevenoaks, Kent, TN15**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Split Level Ground Floor

Approx. 29.3 sq. metres (314.9 sq. feet)

Main features

- Large garden
- Planning permission granted for single story extension
- Short walk to Kemsing train station
- Countryside walks around an area of outstanding natural beauty with local amenities close by
- Potential to convert dressing area into second bedroom

Accommodation

GROUND FLOOR

Lounge/Diner: 20'2 x 11'5 (6.15m x 3.48m)

Kitchen: 11'4 x 7'0 (3.46m x 2.14m)

FIRST FLOOR

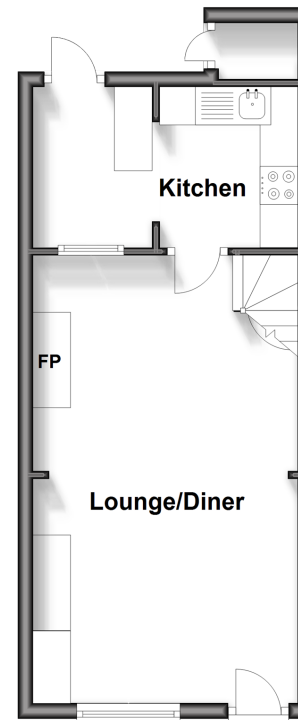
Bedroom 1: 9'9 x 8'9 (2.97m x 2.67m)

Bathroom: 7'0 x 6'0 (2.14m x 1.83m)

Sitting Area: 11'3 x 10'0 (3.43m x 3.05m)

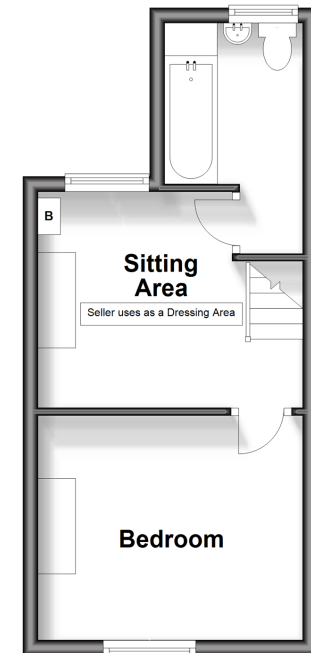
OUTSIDE

Rear Garden



Split Level First Floor

Approx. 24.7 sq. metres (265.5 sq. feet)



Call West Kingsdown - 01474 852816 ■ wardsofkent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



12518250/20240517/DH/DW