



**Price**  
**£375,000**

**Freehold**

3x  1x  2x 

**Southfields Road, West  
Kingsdown, Sevenoaks,  
Kent, TN15**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Chain free
- Garage and off road parking
- Good access to main roads
- Within walking distance to a primary school and local amenities
- Ideal project subject to planning or first time buy

## Accommodation

### GROUND FLOOR

Lounge: 20'5 x 10'5 (6.23m x 3.18m)  
 Bathroom: 8'3 x 6'5 (2.52m x 1.96m)  
 Kitchen: 14'9 x 12'4 (4.50m x 3.76m)  
 Dining Room: 13'9 x 13'7 (4.19m x 4.14m)

### FIRST FLOOR

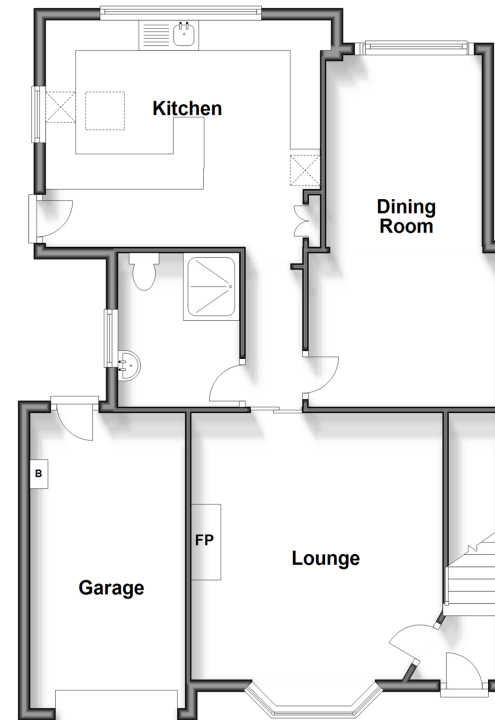
Bedroom 1: 13'9 x 11'1 (4.19m x 3.38m)  
 Bedroom 2: 11'6 x 9'8 (3.51m x 2.95m)  
 Bedroom 3: 8'3 x 7'0 (2.52m x 2.14m)

### OUTSIDE

Front Garden  
 Driveway  
 Garage: 17'8 x 8'6 (5.39m x 2.59m)  
 Rear Garden

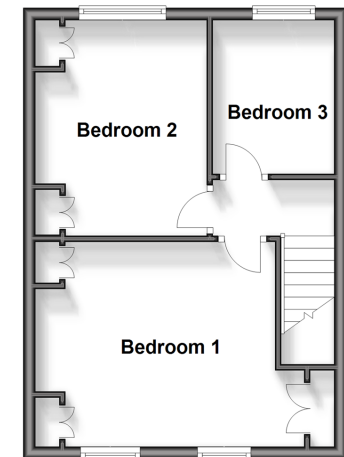
### Ground Floor

Approx. 79.1 sq. metres (851.6 sq. feet)



### First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



Call West Kingsdown - 01474 852816 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ 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.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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