



Ibbett Mosely

25 St Ediths Road, Kemsing,  
Sevenoaks, Kent, TN15 6PT



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**A 3 BEDROOM FAMILY HOME OFFERING IMMENSE SCOPE FOR EXTENDING SUBJECT TO PP  
NO ONWARD CHAIN - Guide Price £595,000  
OPEN HOUSE SATURDAY 15th June**

- 3 Bedrooms
  - Kitchen
  - Cloakroom
  - Sitting Room
  - Utility/Storage Room
  - Tandem Garage with space for Off Road Parking
  - Dining Room
  - Family Shower Room
  - Rear Garden
- NO ONWARD CHAIN

AN EXCEPTIONAL PROPERTY OFFERING IMMENSE SCOPE FOR EXTENDING SUBJECT TO PP  
NO ONWARD CHAIN - OPEN HOUSE SATURDAY 15th JUNE -  
Call for details 01959 522164

### DESCRIPTION

As sole agents we are delighted to present this super 3 Bedroom Family home sitting in a much favoured location in the village of Kemsing. The property has been a much loved family home which comes onto the market for the first time in many years offering immense scope for modernisation and extending subject to planning consent. The accommodation is arranged over two floors with a light and airy Sitting Room and Dining Room which overlooks the rear garden. The Kitchen also looks out over the rear garden. The property benefits from a useful Utility/Storage Room and Cloakroom. All three Bedrooms and Family Shower Room are on the first floor. For those who enjoy and appreciate a garden, this will certainly not disappoint, a perfect setting for outdoor entertaining and a safe outdoor space for young children to play. Apart from the tandem garage, there is space on the drive for off road parking. In our opinion this is a great opportunity for a young growing family to acquire a property offering so much and more .....

### LOCATION

Kemsing is a vibrant village with a range of local shops, school, churches and library. A popular location for those who enjoy outdoor pursuits with many walks through the surrounding countryside and sports facilities close by. Kemsing has it's own cricket club. The village of Otford is close by with a number of boutique shops and tea rooms in the High Street with a wider range of day to day shopping facilities on The Parade including a post office and convenience store. There are a number of highly regarded schools in the area both state and independent including Sevenoaks School, St Michaels and Russell House prep school. Otford has a station offering fast services to London on the London Bridge/Charing Cross line. Sevenoaks Town Centre is about 3 miles away with a wide range of shopping facilities, sports centre, cinema/theatre complex, restaurants and a mainline station with fast services to London on the Charing Cross/Cannon Street line taking about 30 minutes. The M25 motorway can be joined at the Chevening junction with links to the Dartford Crossing, Ebbsfleet and Bluewater Shopping/Leisure complex. Motorway access to both Gatwick and Heathrow airports.

### PORCH

Through solid front door into:

### ENTRANCE HALL

Double glazed window to side. Staircase leading to first floor. Under stairs cupboard. Radiator.

### SITTING ROOM

Double glazed bay window to front. Feature tiled fireplace with open fire. Dado rail. Radiator. Sliding doors opening into:

### DINING ROOM

Double glazed French doors and window opening out into rear garden. Radiator.

### KITCHEN

Double glazed window to rear. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space for cooker with extractor over. Space for fridge. Door to deep walk in larder. Door leading to:

### UTILITY/STORAGE ROOM

Glazed door leading to rear garden. Ceiling lantern. Comprehensive range of floor to ceiling storage cupboards. Butler sink with space and plumbing for washing machine. Radiator. Doors leading to Garage and Cloakroom.

### CLOAKROOM

Double glazed window to front. Vanity unit with sink inset and wc.

### FIRST FLOOR

### LANDING

Double glazed leaded light window to side. Access to loft.

### FAMILY SHOWER ROOM

Double glazed window to rear. Walk in fully tiled shower cubicle. Wash hand basin. Radiator.

### SERARATE WC

Double glazed window to side. Fully tiled surround. WC. Radiator.

### BEDROOM

Double glazed window to front. Built in wardrobe. Radiator.

### BEDROOM

Double glazed window to front. Radiator.

### BEDROOM

Double glazed window to rear. Airing cupboard housing lagged hot water cylinder. Radiator.

### OUTSIDE

#### FRONT

Driveway providing off road parking and leading to entrance and Garage. Mainly laid to lawn with flower borders. Timber gate to side.

#### TANDEM GARAGE

Up and over door. Light and power. Personal door leading into Utility Room. Door to rear.

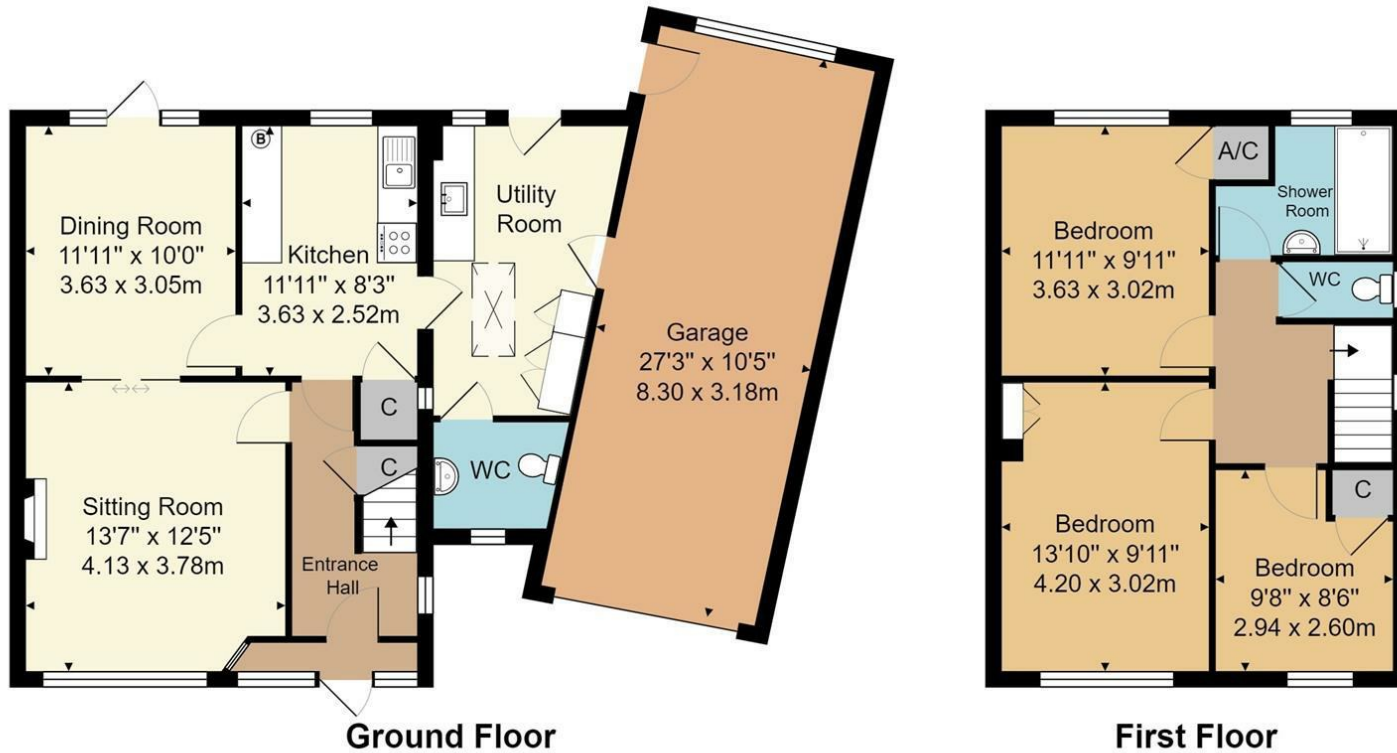
#### REAR GARDEN

In our opinion the rear garden is a true feature of this property. A paved patio leading onto lawn surrounded by a variety of shrubs and trees. Step leading to a second raised patio area providing a perfect setting for outdoor entertaining. Greenhouse and Timber Shed.

#### ROUTE TO VIEW

From the Offord Office proceed onto Pilgrims Way turning right into Childsbridge Lane. At the junction turn left into West End and continue along into the village turning right into St Ediths Road where the property can be found after a short distance on the left hand side.





House Approx. Gross Internal Area 1128 sq. ft / 104.8 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1416 sq. ft / 131.6 sq. m

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.

**Ibbett Mosely**

**Otford 01959 522164**

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