



Ibbett Mosely

3B Collet Road, Kemsing, Sevenoaks,  
TN15 6SH



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**AN EXCEPTIONAL 4 BEDROOM PROPERTY PRESENTED TO A HIGH SPECIFICATION BUILT IN 2022  
VIEWING HIGHLY RECOMMENDED. - GUIDE £550,000**

- Master Bedroom with En Suite Shower Room
- 3 Further Bedrooms
- Light & Airy open plan Sitting/Dining Room
- Modern Kitchen
- Family Bathroom
- Off road parking for two vehicles
- 8 year NHBC warranty
- NO ONWARD CHAIN

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### DESCRIPTION

Perfectly located in a quiet popular road this 4 Bedroom property offers good sized family accommodation with a perfect blend of seclusion and convenience. Built in 2022 and presented to an exceptionally high specification.

### 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 its 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.

### ENTRANCE

Via covered open porch and through double glazed door into:

### ENTRANCE HALL

Amtico grey flooring. Bright and light entrance with large storage cupboard, housing meters and digital heating controls. 8 Year HBC left. Flush ceiling lighting and coat rack. Stairs leading to first floor. Underfloor heating.

Built in security cameras and ring doorbells.

### CLOACKROOM / WC

Modern wall hung WC and vanity unit with over sink lighted mirror. Flush ceiling lights. Grey Amtico flooring. Underfloor heating.

### KITCHEN

Double glazed window to front. Flush ceiling lights. Comprehensive range of modern wall and base units with soft close. Sunken sink and mixer tap. Integrated dishwasher, washing machine/tumble dryer, convection hob with extractor overhead and eye level Bosh double ovens. Space for American fridge freezer. Two deep larder cupboards, Amtico flooring and side door with access to front and rear gardens. TV and ethernet points. Underfloor heating.

### LOUNGE/DINING ROOM

Double glazed window to side. Amtico flooring. Underfloor heating. , Television and ethernet points. Fibre optic internet connection. Double glazed bi fold doors leading to rear garden.

### MASTER BEDROOM

Double glazed window to front. Television and ethernet points. Door leading to:

### EN SUITE SHOWER ROOM

Suite comprising: Walk in shower cubicle, vanity unit with illuminated mirror over, wc. Heated towel rail. Amtico flooring.

### BEDROOM

Large double glazed window to front . TV and ethernet points. Fitted carpet. Radiator.

### BEDROOM

Single bedroom with large double glazed window to rear. TV and ethernet points. Fitted carpet. Radiator.

### BEDROOM / LOFT ROOM OFFICE

Located on third floor, Large loft room ideal 4th bedroom or study space. Velux windows to front and rear, L-shape with ample storage, TV and ethernet points and radiator to front and rear.

### FAMILY BATHROOM

Double glazed window to front. Suite comprising: panelled bath with power shower, vanity unit with anti-mirror over, wc. Extractor. Amtico flooring.

### OUTSIDE

#### FRONT

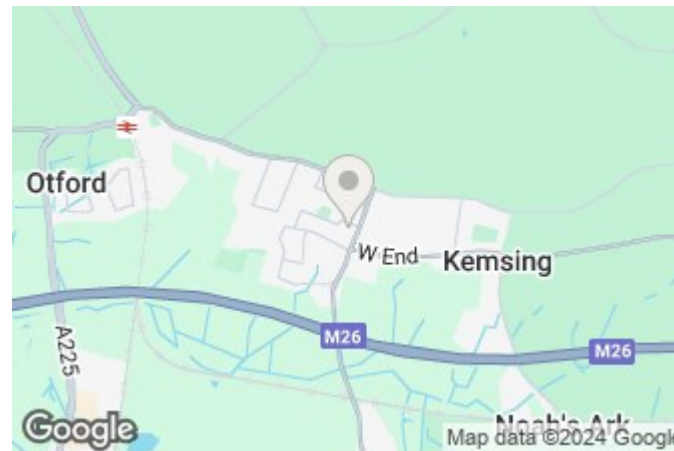
Private driveway access providing off road parking for two vehicles. Garden shed. QUBEV Charing point . Outside sockets and gated side access. Water tap.

#### REAR

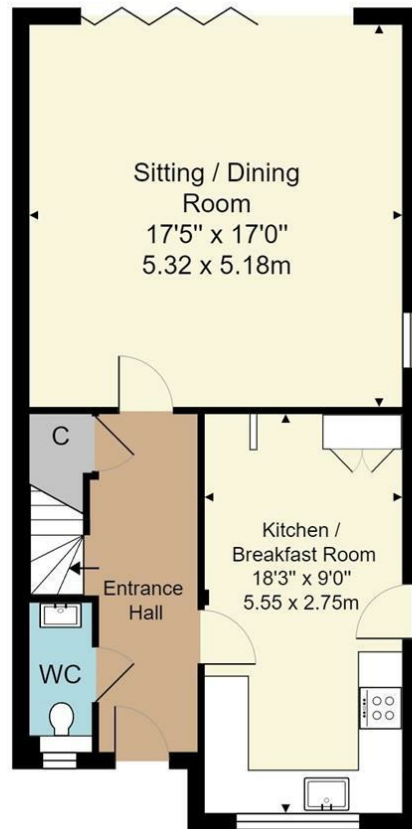
Side access with waste storage. Access via bifold doors from lounge dining room, Paved patio large enough for dining area, laid to lawn and fenced. Outside water tap. Electric sockets

### ROUTE TO VIEW

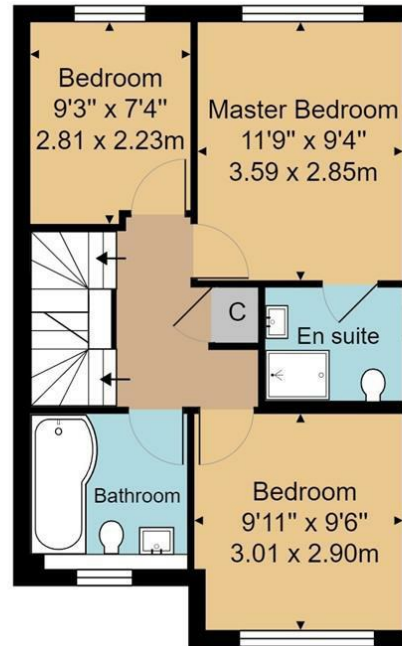
From the Otford office proceed in a northerly direction passing the pond and station on the right hand side. Turn right into Pilgrims Way East. At the junction turn right into Childsbridge Lane. Take 2nd road on the right into Collet Road, property will be found halfway down on the left hand side.



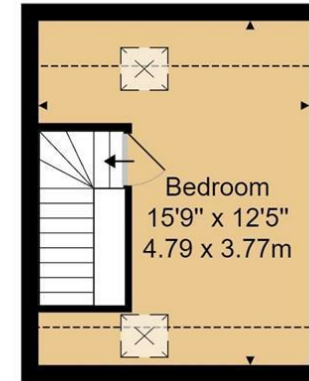
# EPC Rating- B



**Ground Floor**



**First Floor**



**Second Floor**

Approx. Gross Internal Area  
1235 ft<sup>2</sup> ... 114.8 m<sup>2</sup>

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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