



Ibbett Mosely

42 Oxenhill Road, Kemsing, Sevenoaks,  
TN15 6RQ



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**A SUPER 2 BEDROOM PROPERTY EXTREMELY WELL PRESENTED WITH  
NO ONWARD CHAIN - GUIDE PRICE £370,000**

- 2 Bedrooms
- Kitchen
- Adequate Off Road Parking
- Family Bathroom
- Conservatory
- NO ONWARD CHAIN
- Sitting Room
- Good Sized Rear Garden

A SUPER 2 BEDROOM PROPERTY EXTREMELY WELL PRESENTED WITH NO ONWARD CHAIN  
VIEWING HIGHLY RECOMMENDED - £370,000

### DESCRIPTION

As sole agents we are delighted to present this super 2 Bedroom property which is ready for immediate occupation and extremely well presented. The accommodation is arranged over two floors with a good sized Sitting Room and well fitted Kitchen on the Ground Floor with 2 Bedrooms and Family Bathroom on the First Floor.

The Conservatory offers a light and airy space looking out onto the rear garden. In our opinion this property would be ideally suited to a first time buyer setting out on the property ladder for the first time. With NO ONWARD CHAIN we strongly recommend early viewing.

### 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.

## ENTRANCE

Through attractive double glazed door into:

## HALL/STAIRS

Staircase leading to first floor. Laminate floor.

## SITTING ROOM

Double glazed window to front. Laminate floor. Radiator.

## KITCHEN

Double glazed window to rear. Comprehensive range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap, Built in oven with 4 ring gas hob and extractor over. Space and plumbing for washing machine.

Down lighting. Large walk in under stairs cupboard. Double glazed door to:

## CONSERVATORY

Fully glazed surround. Double glazed patio doors leading out onto rear garden. Laminate floor. Radiator.

## FIRST FLOOR

## FAMILY BATHROOM

Double glazed window to rear. Suite comprising: panelled bath with shower attachment and screen, wash hand basin and wc. Down lighting. Radiator.

## BEDROOM

Double glazed window to front. Radiator.

## BEDROOM

Double glazed window to rear. Radiator.

## OUTSIDE

## FRONT

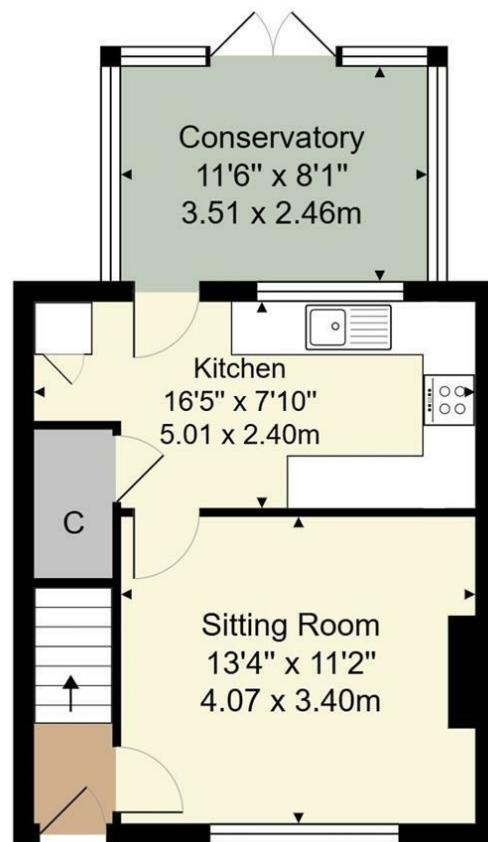
Paved drive providing off road parking.

## REAR

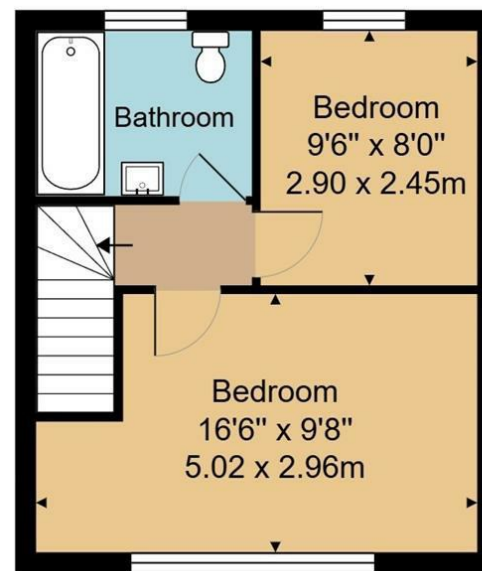
Mainly laid to lawn and surrounded by a variety of mature shrubs and trees.



EPC Rating- C



**Ground Floor**



**First Floor**

Approx. Gross Internal Area  
755 ft<sup>2</sup> ... 70.2 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**

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