



Ibbett Mosely

Davinder London Road, West Kingsdown,
Sevenoaks, TN15 6ET



A great opportunity to solve the multi generation buyers needs with two individual detached bungalows on the same plot. Set up as a four bedroom and three bedroom units, both have good sized rooms although the annexe will need some work to function well.

Set in a gated plot of approx. 0.3 acres and offering a long drive to a large drive and double garage for parking or storage. A connected garden runs to the rear of the bungalows that could be divided into two but currently is open for social connection. A large summerhouse used as a bar and entertainment space will need some work but offers a fabulous opportunity to develop into a great space or additional accommodation subject to planning.

Guide Price £800,000 to £850,000

Main Bungalow

The main four bedroom bungalow sits to the rear of the plot and has a spacious open plan feel to the main living areas. An L shaped entrance hallway gives access to all areas of the bungalow. To the left as you enter is an open plan kitchen dining room that runs from front to back. The kitchen area offers a modern style with central island and has a door leading to the side of the property. The dining space, that is large enough to take a settee as well as a dining suite has French doors and windows leading to the rear garden. Next to this space is a well proportioned Lounge that has the potential to be joined together to make one huge space, subject to building regulations. A window overlooking the garden could also be extended to become bifold doors across both spaces.

- Two Bungalows set on one plot - Ideal Multi Generational Home
- Large Gated Drive & Double Garage
- One Four Bedroom Detached & One Three Bedroom Detached
- Large Garden & Plot of Approx. 0.3 acres
- Huge Loft Spaces for Potential Development subject to planning
- Summer House used as Entertainment Space
- Set back from London Road
- Close to Motorway Network
- EPC rating C - Council Tax band F Sevenoaks
- Guide Price £800,000 to £850,000

A family bathroom with roll top bath also sits in the hallway that services three of the bedrooms as the main bedroom has ensuite facilities. The bedrooms are all positioned to the right as you look at the bungalow, all of which are doubles. The main bedroom is the last off the hallway and has a bank of wardrobes and ensuite bathroom with walk in shower.

Annexe Bungalow

The annexe bungalow is fully detached from the main property and offers complete independence from it. The entrance brings you into a large lounge of 18ft by 15ft in dimensions. A kitchen area and dining joint dining space sits to the rear of the property. Currently there is no fitted kitchen in this space but one is provided to fit as is required. Two windows and doorway overlook the rear. Two double bedrooms and a single room sit to each end of the property and





are serviced by a centrally main bathroom to the rear.

This bungalow needs some attention and will require some work to function effectively including fitting the kitchen and a boiler.

Access to the garden via the dining space is provided as well as individual parking to the block paved drive in front of the Annexe Bungalow.

Garden

To the rear is a good sized garden that connects both properties and offers a social space for all to enjoy. A very large timber summerhouse is situated to the rear of the plot that has been used as an entertainment space. This will need attention but does provide a great footprint for a similar space to be utilised for flexible usage or additional accommodation. Power, light and water are provided.

Location

West Kingsdown is a village in the Sevenoaks district of Kent. It is located on the A20, around 5 miles (8 km) southeast of Swanley, 5.5 miles (9 km) northeast of the town of Sevenoaks and 22.5 miles (36.2 km) from central London. The village, because of its situation near London, has grown considerably from a relatively small farming community to a popular commuter village. To the southwest of the main village are the rural housing developments of Knatts Valley and East Hill. To the north of the village lies the Brands Hatch motor racing circuit. There are

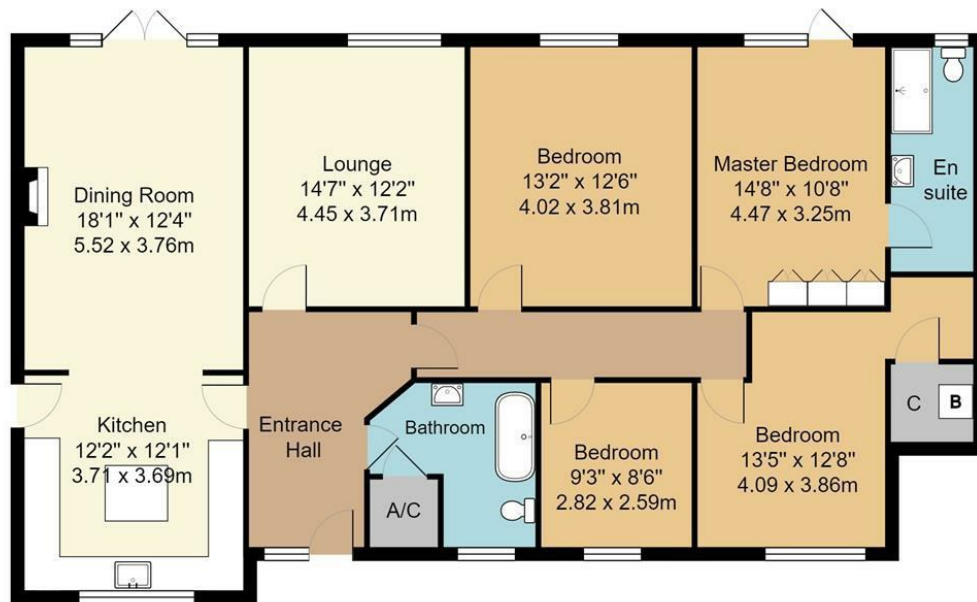




four churches in the village: the parish church of St Edmund King and Martyr; West Kingsdown Baptist Church; the Roman Catholic church of St Bernadette; and Kings Church, an Evangelical church established in 1996.

The closest National Rail stations to the village are Eynsford and Kemsing, each located 4.6 miles away and Borough green a little further to the south. There are excellent roadlinks via the A20 to the M26/M25 and M20 connecting to London, the coast and Ebbsfleet International.





Main Bungalow



Annexe Bungalow

Main Bungalow Approx. Gross Internal Area 1502 sq. ft / 139.5 sq. m
 Annexe Bungalow Approx. Gross Internal Area 931 sq. ft / 86.4 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

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EPC Rating- C

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