



Well presented mid terrace period cottage situated in a pretty semi rural location with views over open fields. Short walk to Kemsing station. CHAIN FREE

£475,000 **Freehold**



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Noahs Ark, Kemsing, Sevenoaks

 Bedrooms: 2

 Bathrooms: 1

 Receptions: 1

- Deceptively spacious
- Rural outlook
- Modern kitchen/diner
- Off street parking
- Courtyard garden

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ACCOMMODATION: The accommodation comprises a large reception room with stripped wood floors, space for lounge and dining and wood burner. Modern kitchen/diner with skylight and double doors to the garden. Appliances include a fridge/freezer, dishwasher, Rangemaster and washer/dryer. Smart bathroom with rain shower and screen over the bath, heated towel rail.

Staircase to the first floor landing. Double bedroom with built in wardrobes, second bedroom and office/dressing room.

OUTSIDE: Stylish courtyard garden with patio area. Access to the garage. One parking space to the rear and parking on the road.

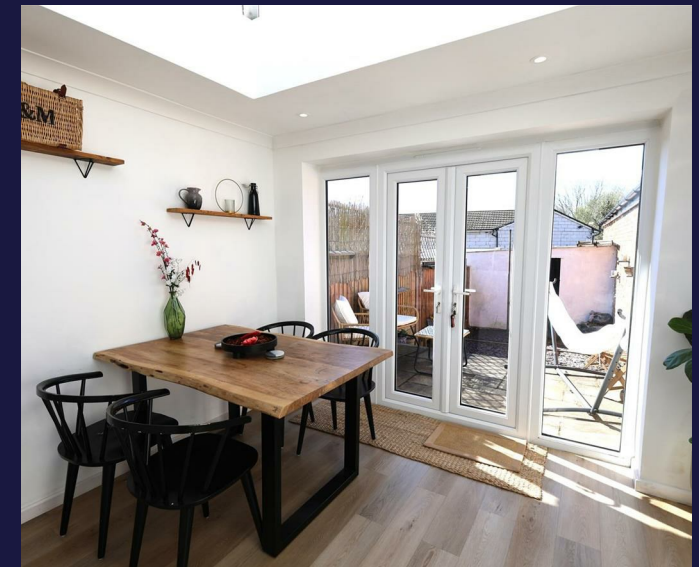
UTILITIES & KEY INFORMATION

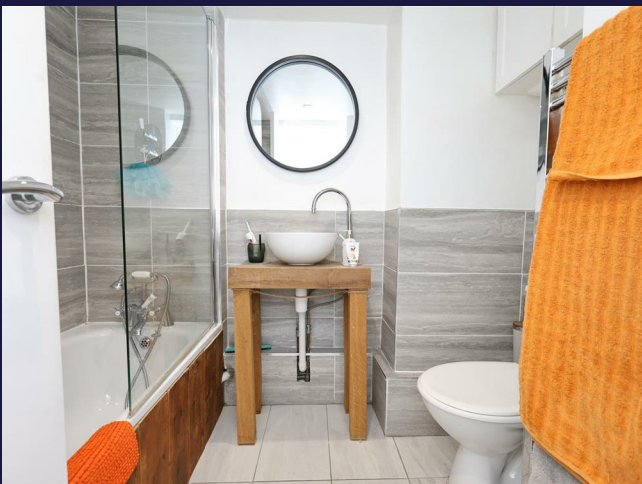
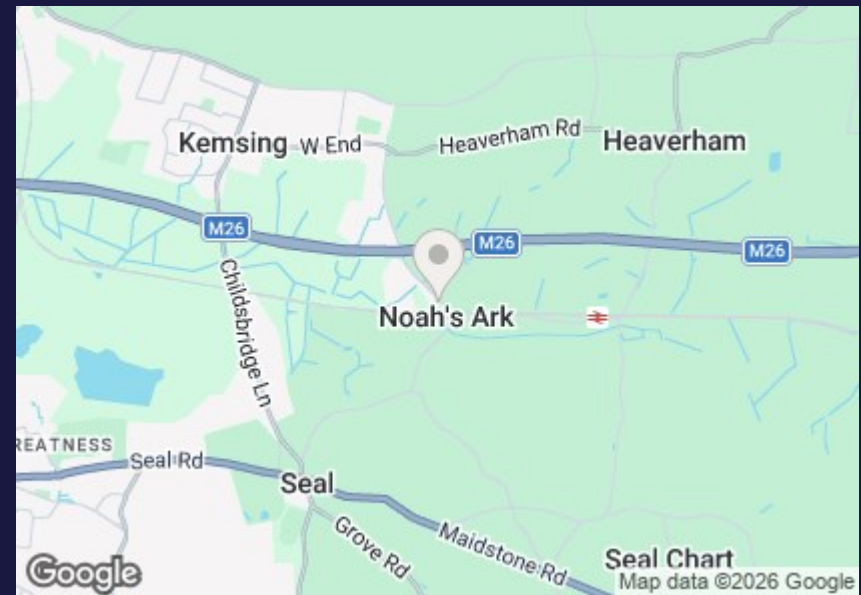
Mains gas/electricity/water/sewerage

Heating: Mains gas

Local authority: Sevenoaks District Council

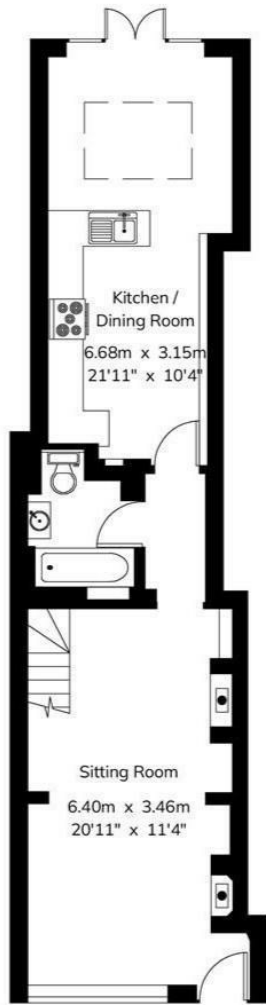
Council tax band: C



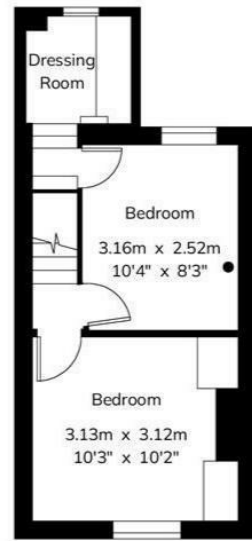


From Sevenoaks head towards Seal village on A25, after the recreation ground take a left turn into School Lane leading into Childsbridge Lane. Continue towards Kemsing take a right turn into West End & continue through Kemsing village, take a right turn into St Ediths Road & continue to Noah's Ark. The house can be found on the right hand side before you reach and Kemsing station.

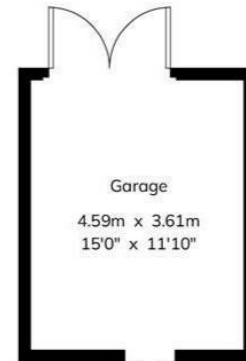




Ground Floor



First Floor



House - Gross Internal Area : 76.9 sq.m (827 sq.ft.)
Garage - Gross Internal Area : 16.7 sq.m (179 sq.ft.)



For Identification Purposes Only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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