



**Guide Price**  
**£425,000**

**Freehold**

2x  1x  1x 

**Noahs Ark, Kemsing,  
Sevenoaks, Kent, TN15**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Loft room with Velux window
- Outside utility outbuilding
- Long rear garden with studio
- Garage & storage to rear of garden
- Off street parking for 2 cars

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 11'1 x 9'6 (3.38m x 2.90m)

Dining Area: 11'2 x 10'0 (3.41m x 3.05m)

Kitchen: 7'1 x 5'8 (2.16m x 1.73m)

### FIRST FLOOR

Landing

Bedroom 1: 11'3 x 9'9 (3.43m x 2.97m)

Bedroom 2: 11'5 x 9'9 (3.48m x 2.97m)

Bathroom: 6'11 x 5'7 (2.11m x 1.70m)

### SECOND FLOOR

Loft Room: 14'6 x 11'3 (4.42m x 3.43m)

### OUTSIDE

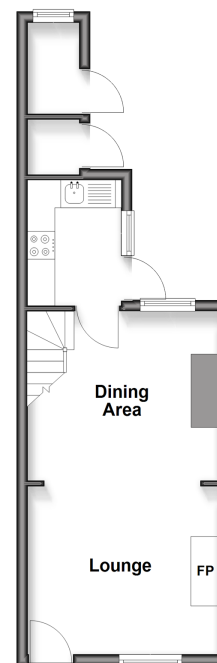
Rear Garden

Out building

Garage

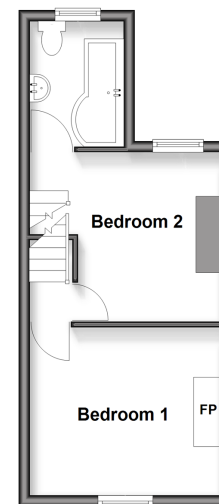
### Ground Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



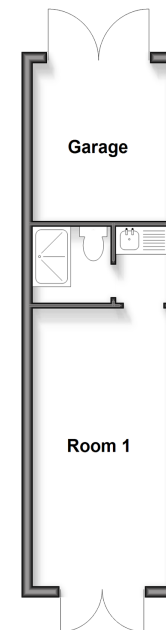
### Split Level First Floor

Approx. 25.2 sq. metres (271.2 sq. feet)



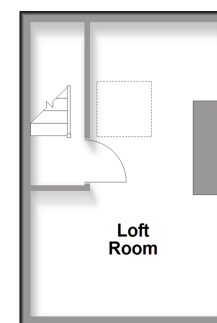
### Outbuilding

Approx. 23.6 sq. metres (254.2 sq. feet)



### Second Floor

Approx. 18.5 sq. metres (199.3 sq. feet)



**Call West Kingsdown - 01474 852816 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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