



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£475,000**

**Freehold**

4x 2x 1x

**The Briars, West  
Kingsdown, Sevenoaks,  
Kent, TN15**

*Wards*  
Helping you move forwards



## Main features

- Four generously sized bedrooms and ample parking,
- Quiet and safe residential close
- Walking distance to shops, restaurants, and pharmacy
- Excellent transport links via M25/A20
- Ideal for families seeking space, convenience, and comfort.

## Accommodation

### GROUND FLOOR

Entrance Hall

Downstairs cloakroom

Kitchen: 16'8 x 9'9 (5.08m x 2.97m)

Lounge: 15'3 x 13'6 (4.65m x 4.12m)

Dining Area: 9'4 x 8'2 (2.85m x 2.49m)

### FIRST FLOOR

Landing

Bedroom 1: 15'7 x 7'5 (4.75m x 2.26m)

En suite: 7'5 x 5'3 (2.26m x 1.60m)

Bathroom: 8'5 x 5'4 (2.57m x 1.63m)

Bedroom 2: 12'2 x 8'2 (3.71m x 2.49m)

Bedroom 3: 13'1 x 9'7 (3.99m x 2.92m)

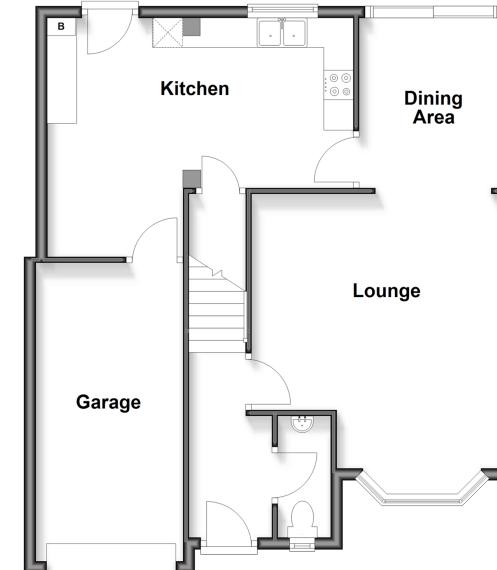
Bedroom 4: 9'6 x 6'9 (2.90m x 2.06m)

### OUTSIDE

Rear Garden

Garage

**Ground Floor**  
Approx. 67.5 sq. metres (726.2 sq. feet)



**First Floor**  
Approx. 54.7 sq. metres (588.4 sq. feet)



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

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



CURRENT:  
C(71)

POTENTIAL:  
B(82)



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