



Ibbett Mosely

9 Edgar Road, Kemsing, Sevenoaks,
TN15 6RT



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A SUPER FAMILY HOME SITTING AT THE END OF A QUIET CUL DE SAC WITH A BEAUTIFUL REAR GARDEN. - £495,000

- 3 Bedrooms
- Family Bathroom
- Off Road Parking for three vehicles
- Open Plan Kitchen/Dining Room
- Spacious Rear Garden
- Sitting Room
- Detached Garage

A SUPER FAMILY HOME SITTING AT THE END OF A QUIET CUL DE SAC - BEAUTIFUL GARDEN DOUBLE GARAGE & OFF ROAD PARKING - £495,000

DESCRIPTION

As Sole Agents we are pleased to present this super family house ideally located at the end of a quite cul de sac. The house is well presented throughout with a beautiful Open Plan Kitchen/Dining Room which has been extremely well designed with great attention to detail with a comprehensive range of fitted units and integral appliances, a central Breakfast Bar and Dining Area. Opening into a cosy Family/Sitting Room. all three Bedrooms and Family Bath/Shower Room are arranged on the first floor. In our opinion the rear garden is a true feature of this property which is mainly laid to lawn with a large paved patio area providing a perfect setting for outdoor entertaining. A perfect safe outdoor space for young children to play. There is a Detached Garage with additional off road parking for two vehicles. We strongly

recommend early internal viewing to fully appreciate all that this house has to offer.

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, tennis and football clubs. 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 just 20 minutes walk away offering fast services to London Bridge, Charing Cross and Victoria. 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 solid front door into:

ENTRANCE HALL

Staircase to first floor with under stairs storage cupboard.. Down lighting. Laminate floor. Radiator

SITTING ROOM

Double glazed bay window to front. Laminate floor. Television point. Down lighting. Radiator enclosed in cabinet. Opening into:

KITCHEN/DINING ROOM

Double glazed door to rear. Dual aspect double glazed windows to rear and side. Comprehensive range of wall and base units with granite work surfaces. Integral washing machine and dishwasher. Space for American style fridge freezer. Ceramic sink inset with mixer tap. Built in double oven. Large Breakfast Bar leading into the Dining Area. Laminate floor. Radiator enclosed in cabinet.

FIRST FLOOR

LANDING

Access to loft. Airing cupboard.

BEDROOM

Double glazed window to front. Built in wardrobe. Down lighting. Radiator.

BEDROOM

Double glazed window to front. Radiator.

BEDROOM

Double glazed window to rear. Built in wardrobe. Down lighting. Currently being used as Home Office with space for desk and computer point. Radiator

FAMILY BATHROOM

Double glazed window to rear. Suite comprising; panelled bath with shower/glass screen. Vanity unit with wash hand basin inset. WC. Fully tiled surround. Tiled floor.

OUTSIDE

FRONT

Driveway leading to rear garden accessed through wrought iron gate.

DETACHED GARAGE

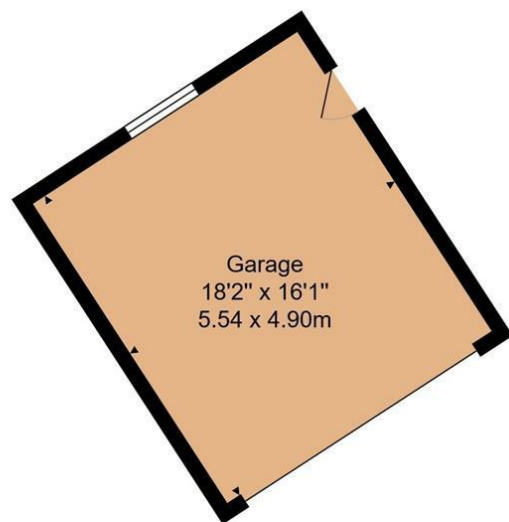
Up and over door. Light and power. Personal door to rear garden. Off road parking for three vehicles.

REAR GARDEN

Mainly laid to lawn providing a perfect setting for outdoor entertaining, also, a perfect open space for young children to play safely. Large patio/BBQ area.



EPC Rating- C

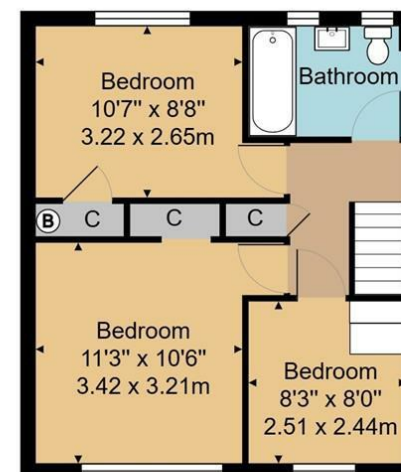


House Approx. Gross Internal Area
1052 sq. ft / 97.8 sq. m

Garage Approx. Internal Area
292 sq. ft / 27.1 sq. m



Ground Floor



First Floor

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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