



**Price**  
**£425,000**

**Freehold**

3x  2x  1x 

**Millfield Road, West  
Kingsdown, Sevenoaks,  
Kent, TN15**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Garage en-bloc
- Private rear garden
- Perfect for families
- Downstairs cloakroom
- Highly desirable location

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen: 12'1 x 11'5 (3.69m x 3.48m)  
 Lounge: 18'6 x 12'9 (5.64m x 3.89m)  
 Downstairs Cloakroom

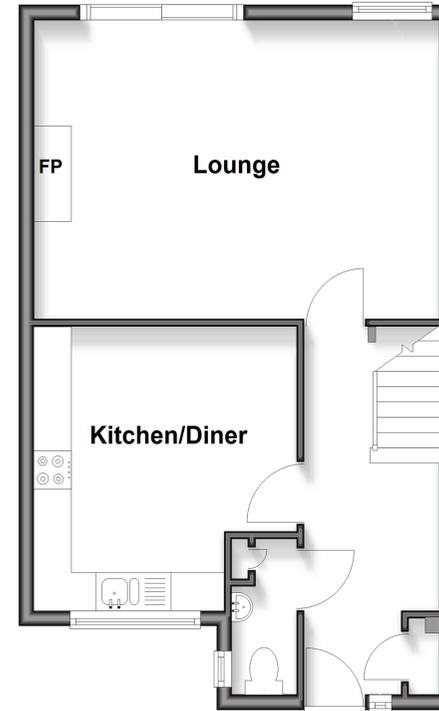
### FIRST FLOOR

Landing  
 Bedroom 1: 13'7 x 12'0 (4.14m x 3.66m)  
 Bedroom 2: 11'3 x 11'1 (3.43m x 3.38m)  
 Bedroom 3: 7'3 x 7'0 (2.21m x 2.14m)  
 Bathroom: 6'9 x 6'7 (2.06m x 2.01m)

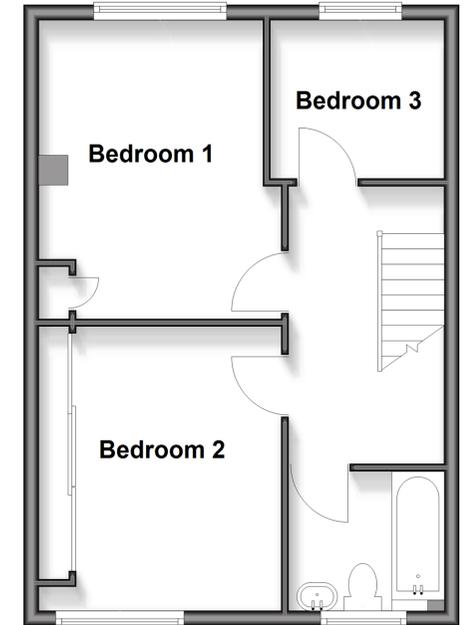
### OUTSIDE

Front Garden  
 Rear Garden

**Ground Floor**  
 Approx. 44.8 sq. metres (482.1 sq. feet)



**First Floor**  
 Approx. 41.8 sq. metres (449.4 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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 59% less, by purchasing a Lifetime Lease



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