



**Price**  
**£550,000**

**Freehold**

3x  2x  2x 

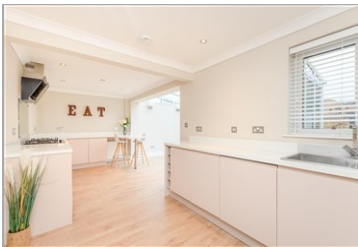
**The Briars, West  
Kingsdown, Sevenoaks,  
Kent, TN15**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- 3 Bedroom detached house
- Ideal family home
- En-suite & downstairs cloakroom
- Detached garage and parking
- Conservatory
- Good location

## Accommodation

### GROUND FLOOR

Entrance Hall

Snug/Study: 8'6 x 7'6 (2.59m x 2.29m)

Cloakroom

Lounge: 11'2 x 10'10 (3.41m x 3.30m)

Kitchen/Breakfast room: 22'8 x 8'2 (6.91m x 2.49m)

Conservatory: 15'7 x 8'0 (4.75m x 2.44m)

### FIRST FLOOR

Landing

Bedroom 1: 11'7 x 10'9 (3.53m x 3.28m)

En-suite Shower Room: 5'3 x 5'0 (1.60m x 1.53m)

Bedroom 2: 14'3 x 8'7 (4.35m x 2.62m)

Bathroom: 8'0 x 5'10 (2.44m x 1.78m)

Bedroom 3: 9'5 x 8'4 (2.87m x 2.54m)

### OUTSIDE

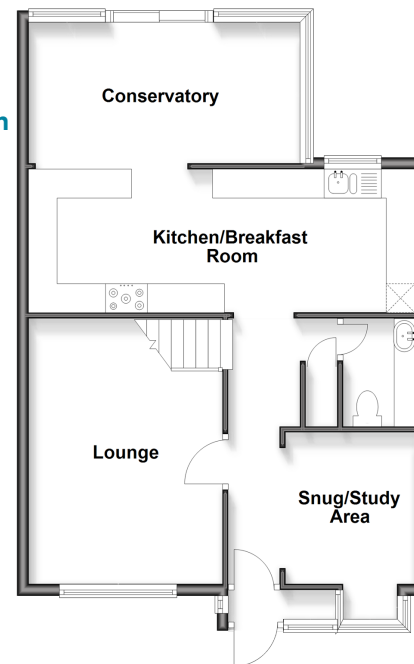
Front Drive

Rear Garden

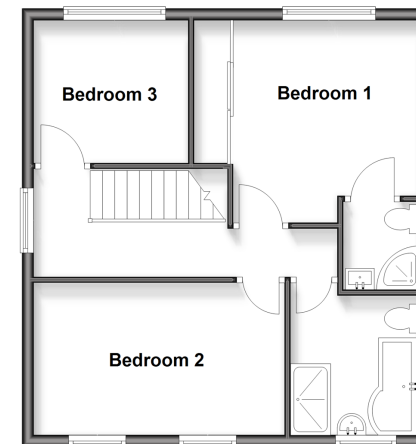
Detached Garage

Rear Land with Parking Spaces

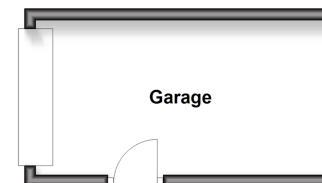
**Ground Floor**  
Approx. 62.6 sq. metres (673.7 sq. feet)



**First Floor**  
Approx. 49.3 sq. metres (530.2 sq. feet)



**Outbuilding**  
Approx. 13.6 sq. metres (146.7 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 59% less, by purchasing a Lifetime Lease



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