



62 PARK LANE, KEMSING, SEVENOAKS, KENT TN15 6NX

Generously proportioned three bedroom end of terrace family home, tucked away in a residential cul-de-sac in the popular village of Kemsing. The property features a residents parking area and a lovely, private garden, ideal for outdoor enjoyment, and is within easy reach of all village amenities, alongside lovely countryside walks right on the doorstep.

End of terrace ■ Three bedrooms ■ Open plan Kitchen/Dining Room ■ Living room ■ Upstairs family bathroom and downstairs cloakroom ■ Electric heating ■ Front garden ■ Delightful rear garden ■ Village location ■ Residents parking area

PRICE: GUIDE PRICE £425,000 FREEHOLD

SITUATION

This spacious house lies in a semi-rural position well placed for most facilities. There is a parade of local shops within walking distance. The village centre of old Kemsing also offers a general store, post office, pub, deli, and library. Kemsing Primary School is within a short walk. Sevenoaks (less than 4 miles) offers supermarkets, varied dining options, High street shops and an excellent train service to London in as little as 22 minutes. Otford railway station is about 2.2 miles away, and Kemsing railway station is 1.3 miles distant. There are also Boys and Girls state schools in Sevenoaks and a range of private schools including nearby St Michaels and Russell House Preparatory Schools. Kemsing has a cricket club and there are tennis courts and a squash club. Golf is available on a number of courses in Otford, Shoreham and Eynsford and at Wildernes and Knole Park in Sevenoaks. The A21 at Chevening (about 4 miles) gives access to the M25 and therefore Gatwick and Heathrow Airports, Dartford River Crossing, Bluewater Shopping Centre (A2) and London. Excellent walking via numerous public footpaths is on the doorstep.

DIRECTIONS

From Sevenoaks High Street proceed north to the traffic lights, proceed over and take the first right onto Seal Hollow Road, continue forward through another set of traffic lights and turn right onto the Seal Road which continues onto Seal High Street, turn left at the library into School Lane and continue into Childsbridge Lane. Proceed over the hump back bridge at the junction turn right into West End take the second turning on the right into St Edith's Road and then the second right into Park Lane and number 62 can be found towards the end on your right hand side.

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door, inset ceiling downlighting, tiled floor.

CLOAKROOM

Wash hand basin, low level W.C., shaver point, plumbing for washing machine, tiled floor, extractor fan.

LIVING ROOM



4.47m x 5.99m (14' 8" x 19' 8") Double glazed window, double glazed French doors to conservatory, wall lights, electric radiator, inset ceiling downlighting.

CONSERVATORY



2.9m x 3.65m (9' 6" x 12' 0") Double glazed windows, double glazed doors to garden, wall lights, tiled floor.

KITCHEN/DINING ROOM



4.9m x 4.06m (16' 1" x 13' 4") Double glazed window to front, part tiled walls, single drainer single bowl sink unit with cupboard under, a range of wall and base units with worktops over, cooker hood, Hotpoint oven and hob, plumbed for dishwasher, electric radiator, tiled floor, inset ceiling downlighting.

FIRST FLOOR

LANDING

Airing cupboard housing lagged hot water tank, separate storage cupboard, access to loft, doors to bedrooms and bathroom.

BEDROOM 1



3.61m x 4.11m (11' 10" x 13' 6") Double glazed window to rear, electric radiator.

BEDROOM 2



3.46m x 3.18m (11' 4" x 10' 5") Double glazed window to front, electric storage heater, recessed shelved cupboard.

BEDROOM 3



2.71m x 2.7m (8' 11" x 8' 10") Double glazed window to rear,

stairs cupboard, electric radiator.

BATHROOM



1.52m x 2.05m (5' 0" x 6' 9") Double glazed opaque window to front, panel enclosed spa bath with over head shower, vanity wash hand basin with mono bloc tap, low level W.C., with concealed cistern, chrome heated towel rail, part tiled walls, tiled floor.

OUTSIDE

FRONT GARDEN

Gravelled area, outside tap.

REAR GARDEN



Approximately 70ft mainly laid to lawn, patio, gated side and rear access, shed.

COUNCIL TAX BAND D