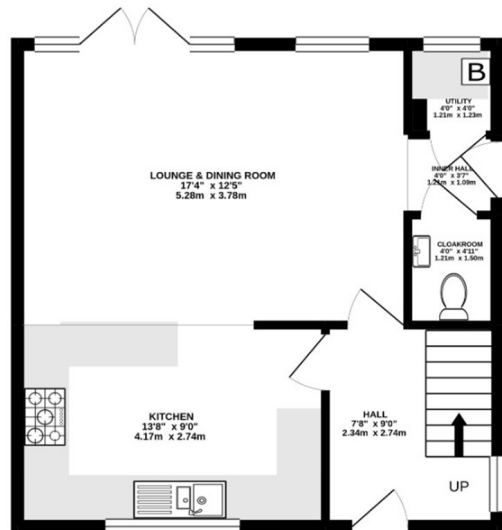
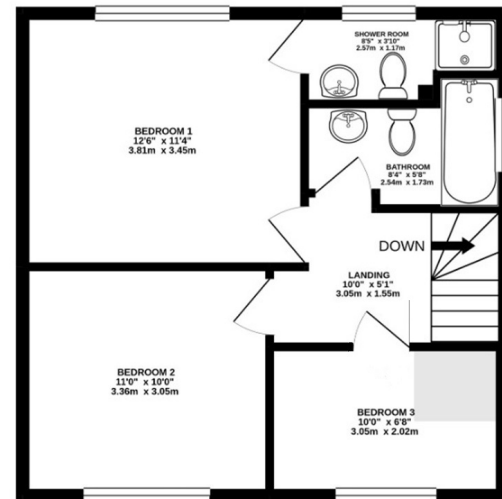


GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 53 COLLET ROAD, KEMSING, SEVENOAKS, KENT TN15 6SJ

Built 2020, this light and airy 3 bedroom end of terrace house boasts a main bedroom with en-suite, open plan living space, south facing wrap around gardens and ample parking. It is located in a quiet, convenient residential area in the picturesque village of Kemsing, approximately a 15 minute walk from Otford railway station via a public footpath and meadow.

3 Bedrooms ■ Main bedroom with en-suite shower room ■ Open plan kitchen with integrated appliances ■ 10 year Building Certificate with 6 years to run ■ Potential for a loft conversion ■ Sealed unit double glazed windows ■ Gas fired central heating ■ Block paved driveway with plenty of off road parking ■ South facing rear garden, front and side garden ■ Electric car charging point

PRICE: £485,000 FREEHOLD

## SITUATION

This recently built house lies in a semi-rural position well placed for facilities. There is a parade of local shops within walking distance. The village centre of old Kemsing also offers a general store, post office and library. Kemsing Primary School is within easy reach. Otford railway station is about a 15 minute walk via a public footpath and meadow, and offers direct services to London Bridge in as little as 29 minutes. Kemsing has a cricket club and there are tennis courts and a squash club.

Nearby Sevenoaks offers supermarkets, shops, an excellent train service to London Charing Cross/Cannon Street in about 30 minutes and a variety of state and private schooling for both boys and girls.

Golf is available on a number of courses in Otford, Shoreham and Eynsford and at Wildernesse 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 out of the town in a northerly direction passing through the Pembroke Road traffic lights and bearing right into Seal Hollow Road. Taking the lower road proceed to the traffic lights on the A25. Turn right and proceed into Seal Village. Take the first left hand turning just after the recreation ground which is School Lane and proceed down to Childsbridge Lane. Turn left here and proceed towards Kemsing. Just passed the crossroads turn left into Collet Road and number 53 will be found on your left hand side at the end of the road.

## GROUND FLOOR

### ENTRANCE HALL

9' x 7' 8" (2.74m x 2.34m)

Plenty of space for coats and shoes, with stairs to the first floor and an understairs storage area. There is a sealed unit double glazed window to the side, a contemporary style radiator, laminate flooring and a thermostat control for the central heating. Doors lead to the open plan kitchen and dining area.

### LIVING ROOM & DINING ROOM



17' 4" x 12' 5" (5.28m x 3.78m)

Open plan with modern kitchen, with LED down lighting and sealed unit double glazed double doors with windows beside opening out to the patio, and sealed unit double glazed windows to the rear. There are two contemporary style radiators and an opening to the inner hall.

### KITCHEN



13' 8" x 9' (4.17m x 2.74m)

An excellent range of soft closing ground and wall cupboards, worktops with upstands incorporating a one and a half bowl single drainer sink unit with mixer tap, cupboard under, integrated dishwasher and fridge/freezer, 5 ring gas hob with back plate, stainless steel extractor canopy hood over, oven under, set of drawers, corner carousel cupboard, LED down lighting, peninsular worktop with cupboards under acting as a room divider, laminate flooring, sealed unit double glazed window to the front.

### INNER HALL

4' x 3' 7" (1.22m x 1.09m)

Door leading to the side garden, doors to the utility space and cloakroom, tiled floor, LED down lighting.

### CLOAKROOM

4' 11" x 4' (1.50m x 1.22m)

Low level WC, wash hand basin set into vanity unit with mixer tap, cupboard under, splash back, vinyl cushion floor, heated towel rail, LED down lighting.

### UTILITY ROOM

4' x 4' (1.22m x 1.22m)

Sealed unit double glazed window to the rear, tiled floor, worktop with space and plumbing for a washing machine under, Worcester gas fired combination boiler serving the central heating and hot water, LED down lighting.

## FIRST FLOOR

### LANDING

10' max including the stairs x 5' 1" (3.05m x 1.55m)

Doors to bathroom and bedrooms, with hatch to the boarded loft.

### BEDROOM 1



12' 6" x 11' 4" (3.81m x 3.45m) Bright and spacious main bedroom with sealed unit double glazed window to the rear, radiator and door leading to the en-suite shower room.

### EN-SUITE SHOWER ROOM



8' 5" into shower x 3' 10" (2.57m x 1.17m)

Shower cubicle, wash hand basin with mixer tap set into vanity unit with cupboard under, splashback and shaver point, low level WC, sealed unit double glazed window to the rear with obscure glazing, tubular heated towel rail, LED down lighting, vinyl cushion floor.

### BEDROOM 2



11' x 10' (3.35m x 3.05m)

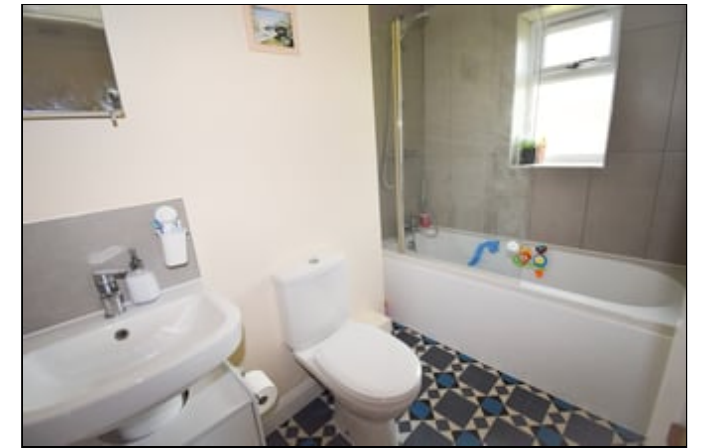
Double bedroom with sealed unit double glazed window to the front and a radiator.

### BEDROOM 3

10' x 6' 8" narrowing to 3' 4" (3.05m x 2.03m)

Sealed unit double glazed window to the front and a radiator.

### BATHROOM



8' 4" x 5' 8" narrowing to 4' 8" (2.54m x 1.73m)

Panelled bath with mixer tap and hand shower attachment, wall shower, glazed shower screen, wash hand basin with mixer tap, splash back, shaver point, mirror fronted cupboard, low level WC, sealed unit double glazed window to the side with obscure glazing, vinyl cushion floor, LED down lighting, tubular heated towel rail.

## OUTSIDE

### FRONT GARDEN

Block paved driveway providing plenty of off road parking, outside lighting, an area of lawn, privet hedges and fencing. Access to the side garden is provided by a side gate, where there is an electric car charging port.

### REAR AND SIDE GARDEN



Wrap around south west facing gardens with outside lighting, outside tap, garden shed and generous vegetable planters. There is a paved patio which is perfect for al fresco dining, leading to an area of lawn with beds surrounding.

### COUNCIL TAX BAND D