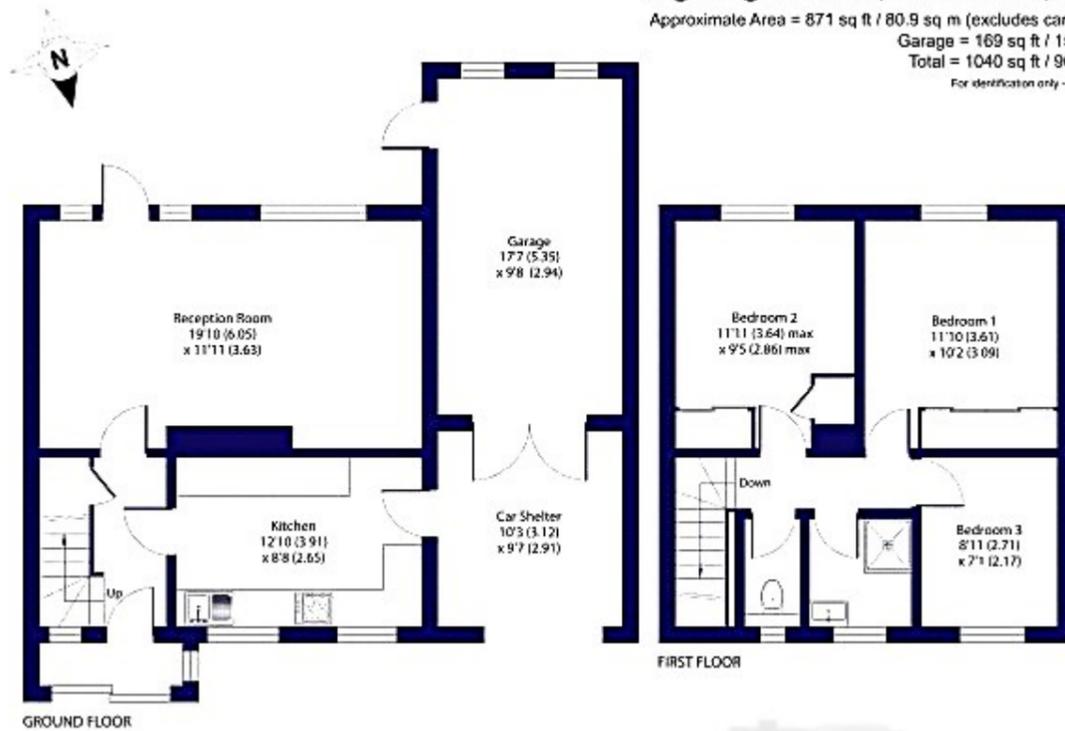


## Nightingale Road, Sevenoaks, TN1:

Approximate Area = 871 sq ft / 80.9 sq m (excludes car shelter)  
Garage = 169 sq ft / 15.7 sq  
Total = 1040 sq ft / 96.6 sq  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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	



## 11 NIGHTINGALE ROAD, KEMSING, KENT TN15 6RU

FANTASTIC OPPORTUNITY! Unexpectedly back on the market for a quick sale. Standing on a great south-facing plot, this much loved three bedroom semi-detached home offers superb extension potential with lapsed planning previously obtained to do so. The property has been well cared for over the years but gives an ideal opportunity to update to your own tastes and designs as it is in need of updating. There is a good frontage with ample parking to front and lovely well stocked rear garden. There is also the benefit of a cut through footpath from Dynes Road to Otford train station, providing easy access for commuters, as well as conveniently positioned for the local shops in Kemsing.

3 bedrooms ■ Lounge/Dining Room with fireplace ■ Shower and separate W.C. ■ Gas central heating and double glazing ■ Carport and garage ■ Off street parking to front ■ South-facing rear garden, approximately 70ft, established and well cared for ■ Planning permission for single storey side extension 22/02586/HOUSE (lapsed) ■ EASY FOOTPATH ACCESS TO OTFORD TRAIN STATION ■ NO CHAIN - AVAILABLE FOR QUICK COMPLETION

**PRICE: GUIDE PRICE £490,000 FREEHOLD**

## SITUATION

Kemsing is a charming village with a vibrant community, and offers the perfect blend of rural beauty and convenience, as it provides both easy access to the North Downs as well as plenty of village amenities. Surrounded by rolling countryside and scenic walking routes, including the famous North Downs Way and Kemsing Down Nature Reserve, it is a haven for outdoor enthusiasts. Recreational facilities include a children's playground, recreation ground, Kemsing Cricket Club, Kemsing Lawn Tennis Club, and Kemsing United football club.

The Dynes Road parade of shops is close-by to Nightingale Road, and offers a great selection of everyday essentials and dining options, including a fish and chip shop, Tamarind Fine Dining Indian Restaurant, dry cleaners, salon, Chinese takeaway, a news and wine shop and a local shop.

Kemsing further benefits from St Edith village hall, which hosts regular events and clubs, a medical practice and a primary school.

Oxford station, which provides fast trains to London Bridge in as little as 29 minutes, is easily accessed from a footpath at Dynes Road which makes it within comfortable walking distance of the property. There are bus routes in Kemsing to surrounding areas and schools.

Sevenoaks High Street provides a range of shopping opportunities, with high-street names such as M&S and Waitrose, and unique independents. Activities include theatre at The Stag arts centre, Sevenoaks Leisure Centre, cricket at The Vine, a multitude of restaurants and cafés, and Saturday and Wednesday markets. Historic National Trust owned Knole House with its 1,000 acre deer park is within easy reach.

## 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 after approximately a third of a mile turn left into Castle Drive and then third left into Nightingale Road and the property can be found on your left hand side.

## GROUND FLOOR

### ENCLOSED PORCH

Double glazed patio doors leading to front door.

### ENTRANCE HALL

9' 2" x 6' 6" (2.79m x 1.98m) Understairs storage, turning stair to 1st floor, radiator, door to kitchen door to lounge.

### LOUNGE

19' 10" x 11' 11" (6.05m x 3.63m) Double glazed window and door to rear, radiator, tiled fireplace.

## KITCHEN



12' 10" x 8' 8" (3.91m x 2.64m) Pine fronted wall and base units, worktops, stainless steel single drainer sink unit, plumbed for washing machine, electric cooker point, space for under counter fridge and freezer, radiator, part tiled walls double glazed windows to front, door to side.

## FIRST FLOOR

### LANDING

12' 5" x 2' 9" (3.78m x 0.84m) Doors to bedrooms, bathroom, access to loft.

### BEDROOM 1



11' 10" x 10' 2" (3.61m x 3.10m) Double glazed window to rear, radiator, fitted wardrobes.

### BEDROOM 2



11' 11" x 9' 5" (3.63m x 2.87m) Double glazed window to rear, fitted

### BEDROOM 3

8' 11" x 7' 1" (2.72m x 2.16m) Double glazed window to front.

### SHOWER ROOM



Modern white suite comprising enclosed shower cubicle, vanity unit, part tiled walls, opaque, double glazed window to front, chrome heated towel rail.

### CLOAKROOM



Concealed cistern low level W.C., opaque double glazed window to front.

## OUTSIDE

### FRONT DRIVEWAY

There is ample off street parking to the front of the property leading to a carport and garage beyond.

### CARPORT



10' 3" x 9' 7" (3.12m x 2.92m) Leads to garage and personal door to kitchen.

### GARAGE

17' 7" x 9' 8" (5.36m x 2.95m) Approached via the carport with double doors, power and light and door to garden

### REAR GARDEN



Lovely south facing rear garden, mainly laid to lawn with various trees, flowers and shrubs.

### COUNCIL TAX BAND D -£2307

