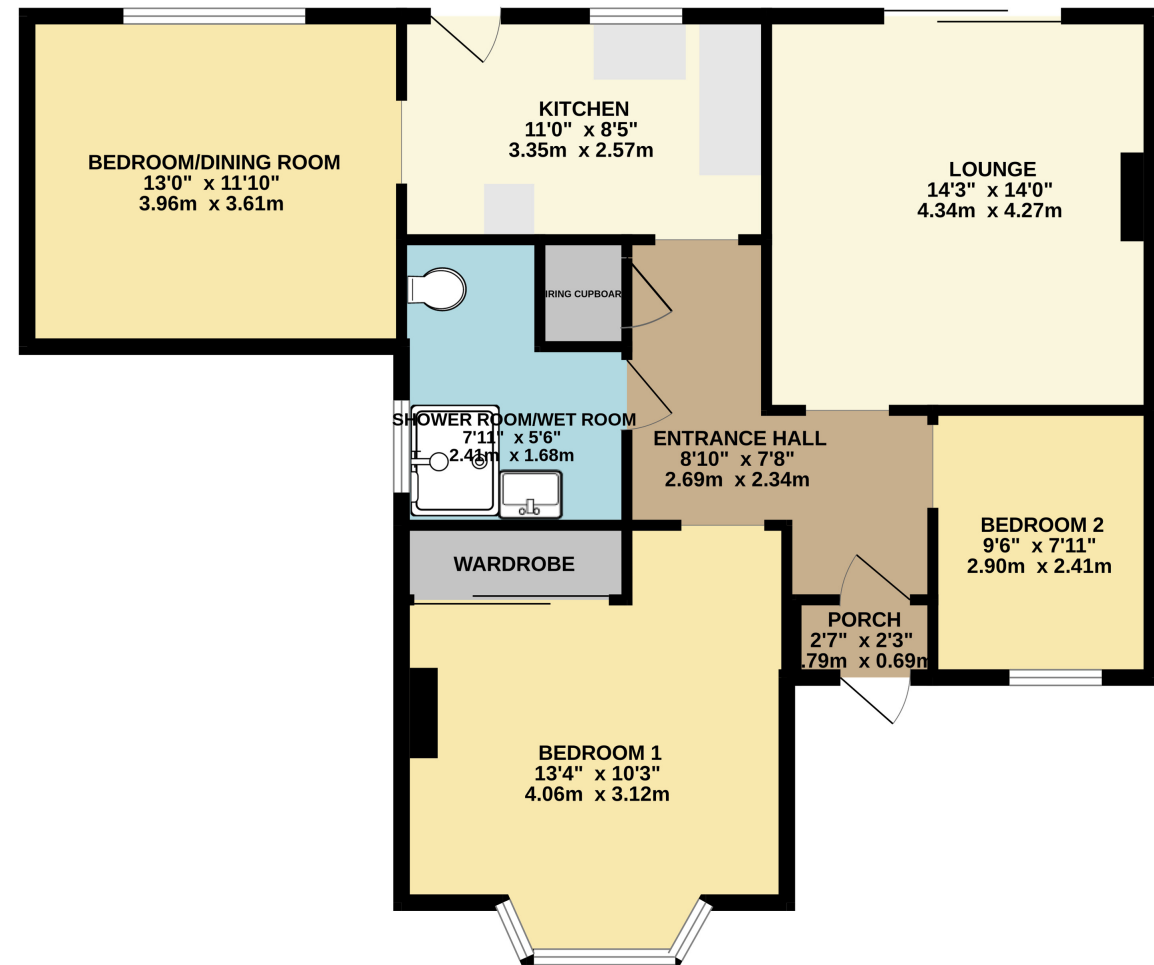


GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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			
A	(92+)		
B	(81-91)		
C	(69-80)		79
D	(55-68)	56	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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121 NOAHS ARK, KEMSING, SEVENOAKS, KENT TN15 6PS

On the market for the first time in over 35 years, an exciting opportunity to purchase 2/3 bedroom detached bungalow, positioned on a deceptive triangular plot. The property offers an exciting opportunity to extend, remodel and design to your own tastes and is found in the historic Noahs Ark area of Kemsing. Parking, gardens to three sides, no chain.

2/3 bedrooms ■ Wet Room ■ Kitchen ■ Lounge ■ Great plot ■ Double glazing ■ Off street parking ■ Oil fired central heating ■ Views to front ■ Potential to extend and improve

PRICE: GUIDE PRICE £500,000 FREEHOLD



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SITUATION

This charming bungalow occupies a semi-rural position in the hamlet of Noahs Ark within walking distance of Kemsing railway station (Victoria/Maidstone). The village centre is within easy reach and offers adequate facilities for day to day requirements, together with a primary school, library, church and public house, there is also a doctors surgery and veterinary practice. The village of Seal with its shops is also within easy reach. Sevenoaks town centre is about 4 miles and offers wider ranging facilities and a railway station to London on the Charing Cross/Cannon Street line. There is excellent country walking on the doorstep.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction, at the traffic lights go straight over, bear right into Seal Hollow Road and follow the road down to the next set of traffic lights, bear right and continue into the village of Seal. After passing the recreation ground on your left take the next turning on your left into School Lane and bear first right and carry straight on over two give ways. Proceed past Seal Church which is on your left and follow the country road. Keeping on this road you eventually come into the hamlet of Noahs Ark and number 121 is on your left hand side opposite Wulfred Way.

ENCLOSED PORCH

Double glazed door to entrance hall.

ENTRANCE HALL



8' 10" x 7' 8" (2.69m x 2.34m) Open doorways to bedrooms, lounge and kitchen, door to wet room. Airing cupboard.

BEDROOM



13' 4" x 10' 3" (4.06m x 3.12m) Double glazed bay window to front, radiator, fitted wardrobe.

WET ROOM



7' 11" x 5' 6" (2.41m x 1.68m) Opaque double glazed window to side, wall mounted wash hand basin, low level W.C., Mira shower, part tiled walls, radiator.

KITCHEN



11' 0" x 8' 5" (3.35m x 2.57m) Double glazed window to rear, some wood fronted wall and base units with worktops, stainless steel single drainer sink unit, oil fired boiler, electric cooker, laminate wood floor, local tiling, open to dining room/bedroom, double glazed door and window to rear.

DINING ROOM/BEDROOM



13' 0" x 11' 10" (3.96m x 3.61m) Double glazed window to rear, radiator.

LOUNGE



14' 3" x 14' 0" (4.34m x 4.27m) Double glazed patio doors to rear, radiator, hatch to kitchen.

BEDROOM 2



9' 6" x 7' 11" (2.90m x 2.41m) Double glazed window to front, radiator.

FRONT GARDEN



Off street parking for several vehicles, laid to lawn and well screened. Great view to front of Otford Hills.

REAR GARDEN



Approximately 30 x 50 Small paved patio and shingle area to lawn with selection of shrubs.

COUNCIL TAX BAND E