

# JohnKingston

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	63	84
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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

Standing on a great plot which offers superb extension potential and has planning in place to do so is this much loved 3 bedroom semi detached home. The property has been well cared for over the years but gives an ideal opportunity to update to your own tastes and designs. 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.

3 bedrooms ■ Lounge/Dining Room with fireplace ■ Shower and separate W.C. ■ Carport and garage ■ Off street parking to front ■ Double glazed ■ Gas central heating ■ Approximately 70 ft long rear garden well cred for and established ■ No chain ■ Planning permission for single storey side extension 22/02586/HOUSE

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



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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 and library. Sevenoaks (4 miles) offers supermarkets, High street shops and an excellent train service to London Charing Cross/Cannon Street in about 30 minutes. Kemsing Primary School is within easy reach. Otford railway station for a service of trains to Victoria is about 20 minutes walk via a public footpath. 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 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 atfter 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 wardrobe, radiator, hot water tank.

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

