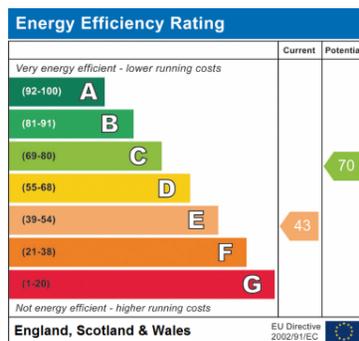




TOTAL FLOOR AREA: 1403 sq.ft. (130.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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85 WEST END, KEMSING, SEVENOAKS, KENT TN15 6QB

So much more than you anticipate greets you when you enter this 3 bedroom end of terrace cottage. There is a fabulous rear extension and a good size loft conversion complimented by a meandering 200ft garden and garage. There are lovely open views from front and rear and unique details throughout.

Enclosed Porch ■ Sitting Room open fireplace ■ 30ft 7 Kitchen family room ■ 3 Bedrooms ■ Bathroom ■ Gas central heating & under floor heating ■ Garage ■ Potential off street parking ■ 200ft rear garden ■ Views to front and back

PRICE: GUIDE PRICE £550,000 FREEHOLD

SITUATION

This property lies in a residential area at the foot of the North Downs in a semi-rural location well placed for easily reaching most facilities. The village of Kemsing offers shops for every day needs and a 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, Eynsford and at Wildemesse and Knole Park in Sevenoaks. The A21 at Chevening (about 4 miles) gives access to the M25 for access to Gatwick and Heathrow Airports, Dartford River Crossing, Bluewater Shopping Centre (A2) and London.

DIRECTIONS

From Sevenoaks proceed on the A25 in a northerly direction towards Seal, turn left at the Seal Library signed to Kemsing and turn left at the end of this road onto Childsbridge Lane. At the cross-roads turn right into West End. The property will be found on your right hand side before Orchard Road on your left.

GROUND FLOOR

PORCH

4' 2" x 2' 1" (1.27m x 0.64m) Gabled timber porch with light and quarry tiled floor.

SITTING ROOM



13' 9" x 11' 8" (4.19m x 3.56m) Double glazed sash bay window to front, radiator, cast iron Victorian fireplace, radiator, door to dining room.

KITCHEN/DINING/FAMILY ROOM



30' 7" x 11' 8" (9.32m x 3.56m) Lovely room with French doors and gabled window to rear, tiled floor throughout with underfloor heating, fireplace with space for wood burning stove, understairs storage cupboard housing gas meter, radiator. Kitchen area fitted with white wall and base units, work tops, stainless steel single drainer 1 1/2 bowl



sink unit, slot in Smeg cooker, space for washing machine and fridge freezer, door to side lobby.

SIDE LOBBY

Stairs to first floor, large storage cupboard housing wall mounted Gloworm boiler and electric RCD unit, door to side.

FIRST FLOOR

BEDROOM 1



11' 6" x 10' 8" (3.51m x 3.25m) plus wardrobes, Sash windows to front, radiator, fitted wardrobes.

BEDROOM 2/STUDY



11' 9" x 11' 7" (3.58m x 3.53m) Open with stairs and door to bathroom, window to rear, radiator.

BATHROOM



8' 10" x 6' 6" (2.69m x 1.98m) White suite comprising of panelled bath with shower over, low level W.C., pedestal wash hand basin, airing cupboard, heated towel rail, wood floor, mainly tiled walls, window to rear.

SECOND FLOOR

BEDROOM 3



12' 11" x 11' 8" (3.94m x 3.56m) Triple aspect, Velux window to front, dormer window to rear, windows to side, radiator, wood floor, Maple wood floor, exposed brick chimney breasts, Lovely views to front and back.

OUTSIDE

FRONT GARDEN



Small area garden to front with potential drive way to side (stpp currently in use but no crossover in place) giving access to garage via feature wrought iron gates.

GARAGE

16' 1" x 8' 10" (4.90m x 2.69m) There is a detached garage with power and light and up and over door.

REAR GARDEN



The rear garden is approximately 200ft long and meanders between sheds with power and light, greenhouses, trees and shrubs offering a peaceful open vista at the end.

COUNCIL TAX BAND D