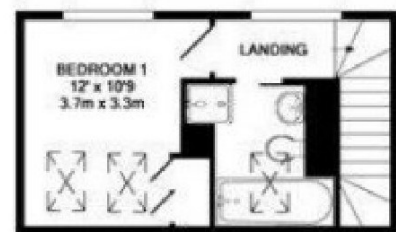


GROUND FLOOR  
APPROX. FLOOR  
AREA 966 SQ.FT.  
(89.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 245 SQ.FT.  
(22.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1639 SQ.FT. (152.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. Made with Metropix 02/15



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		63	71
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		59	69
England, Scotland & Wales			
EU Directive 2002/91/EC			

## 30 KNAVEWOOD ROAD, SEVENOAKS, KEMSING TN15 6RH

A greatly improved 4 bedroom semi-detached house, positioned in a quiet no through road within walking distance of local shops and Otford main line railway station. This well presented house which lies at the foot of the North Downs enjoys a lovely 72ft south facing rear garden and to the side of the property is a self-sufficient annexe consisting of large living / work area, and bathroom with walk in shower; ideal for guests or office/leisure space. There is off road parking on the drive for 2 cars.

Entrance Hall ■ Lounge ■ Family Room ■ Kitchen/Breakfast Room ■ Utility Room ■ 4 Bedrooms ■ Two Bathrooms ■ Gas fired central heating ■ Driveway with off road parking ■ Front Garden ■ Lovely 72ft south facing rear garden ■ 22ft Annexe with bathroom

PRICE: GUIDE PRICE £645,000 FREEHOLD

## SITUATION

This spacious well presented 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 head 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. Proceed towards Kemsing and just before the cross-roads turn left into Castle Drive. Follow this road around which leads into Knavewood Road and turn left and number 30 is on your left hand side.

## GROUND FLOOR

### ENTRANCE HALL

UPVC Front door, doors to kitchen and lounge, stairs to first floor.

### SIDE ENTRANCE

UPVC front door with double glazed opaque windows either side, tiled floor, doors to shower room/utility, kitchen.

### SHOWER ROOM/UTILITY

13' 6" x 5' 8" (4.11m x 1.73m) Part tiled walls, tiled floor, low level W.C., wash hand basin set into furniture, heated towel rail, enclosed shower cubicle, space for washing machine and tumble dryer.

### KITCHEN/BREAKFAST ROOM



20' 8" x 10' (6.30m x 3.05m) Double glazed window to front, an excellent range of ground and wall cupboards, worktops incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard under, laminate floor, built in dishwasher, set of drawers, splash back tiling, built in electric hob with extractor over, pan drawers under, peninsular worktop/breakfast bar with pan drawers under, built in fridge/freezer, double oven with cupboards above and below, microwave space, halogen down lighting, further worktop/breakfast bar, opening to family room and lounge.

## FAMILY ROOM



19' 8" x 10' (5.99m x 3.05m) double glazed dome skylight windows, double glazed window to the rear, double glazed double doors open into the garden, laminate floor, two radiators, opening leads through to the kitchen.

## LOUNGE



14' 5" x 11' 1" (4.39m x 3.38m) chimney breast with built in storage, double radiator, opening leads through to the family room, door to hallway.

## FIRST FLOOR

### LANDING

12' 8" max narrowing to 6' 10" x 7' 5" max (3.86m x 2.26m) double glazed window to the front, built in double wardrobe, stairs leading up to the second floor, doors to bedrooms and bathroom.

### BEDROOM 2



13' 8" narrowing to 11' 6" x 11' (4.17m x 3.35m) double glazed window to the rear, attractive fitted shelving, radiator.

### BEDROOM 3



10' 1" x 9' 8" (3.07m x 2.95m) double glazed window to the rear, radiator.

### BEDROOM 4

9' max narrowing to 5' 10" x 7' 9" (2.74m x 2.36m) carpet, radiator, sealed unit double glazed window to the front.

## BATHROOM

7' 10" x 5' 6" narrowing to 3' 1" (2.39m x 1.68m) white suite comprising shower bath with glazed shower screen, mixer tap and hand shower, wash hand basin with mixer tap, low level W.C., heated towel rail, fully tiled walls, extractor fan, halogen down lighting, two sealed unit double glazed windows to the side with obscure glazing, tiled floor, cupboard housing a hot water cylinder with shelving.

## SECOND FLOOR

### LANDING

7' 3" excluding the stairs x 3' (2.21m x 0.91m) double glazed window to the rear with lovely far reaching views, radiator.

### BEDROOM 1



12' x 10' 9" (3.66m x 3.28m) double glazed sky light windows to the front, double glazed window to the rear with lovely far reaching views, halogen down lighting, television point, radiator, built in wardrobe cupboards.

## BATHROOM



8' 3" x 8' 3" max narrowing to 4' 6" (2.51m x 2.51m) panelled bath, wash hand basin, low level wc, shower cubicle, tiled floor, sealed unit double glazed sky light window to the front, heated towel rail, tiled walls incorporating a wall mirror, extractor fan, halogen down lighting.

## OUTSIDE

### FRONT GARDEN

The front garden comprises an area of lawn, flower beds with varied planting, a driveway provides plenty of off road parking, side access leads through to the rear garden.

### REAR GARDEN



There is a lovely secluded south facing rear garden which extends about 72ft measured from the rear of the utility room and a width of 55ft, a patio leads to a large area of lawn, flower beds and borders with an array of flowering plants, shrubs, bushes and trees. There is a mature Cherry tree and fruit bushes, rear patio, kitchen garden, garden shed, external power point.

## ANNEXE

### ANNEXE

22' 0" x 10' 6" (6.71m x 3.20m) Double glazed window to rear, personal door to side, bathroom with walk in shower, ideal for guests/office or gym.

## COUNCIL TAX BAND E