



87 WEST END, KEMSING, KENT, TN15 6QB

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£475,000

FREEHOLD

Three bedroom semi detached family home with lots of potential.

Large south facing rear garden.

Detached garage and off street parking for multiple cars.





This rarely available three bedroom semi detached family home offers scope for modernisation and extension subject to the usual planning consents. Located in the very popular west end area of Kemsing this well loved property has been owned for many years by the current owners. With views from the front over the North Downs as well as a south facing rear garden of approx 100ft with panoramic views making you will feel that you are surrounded by countryside.

As you enter the property there is a spacious and sociable kitchen diner that has a large selection of work tops and cupboard space. With two large windows that allow in plenty of natural light this is a lovely room to sit and enjoy the morning sun.

The generous sitting room over looks the garden which can be directly accessed from the back door. With such a large garden there is plenty of space to add a conservatory or to potentially extend subject to the usual consents.

Upstairs are three sunny bedrooms all with views that will be a pleasure to wake up to every day. The main bedroom is at the rear of the property over looking the garden and has ample room for wardrobes and bedroom furniture. The third bedroom also located at the rear of the property a very generous single bedroom. The second bedroom is at the front of the property and currently houses the airing cupboard.

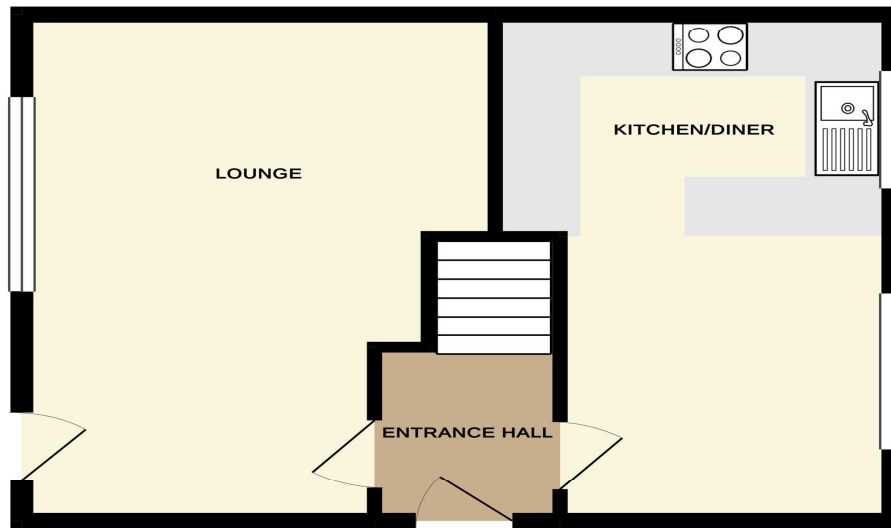
There is a separate WC as well as a family bathroom with a shower over the bath.

Outside the property there is a large detached garage as well as a lawned front garden and off road parking for approx 4 cars. The rear garden is mainly laid to lawn and offers a blank canvas for any keen gardeners to make their mark.

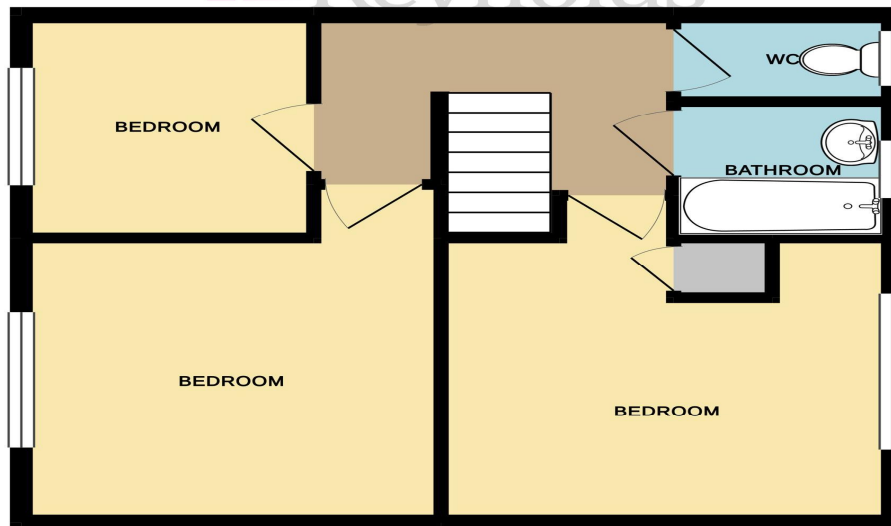
The home is located within the picturesque village of Kemsing. If you commute to London you have the choice of two stations. Otford station has connections into the city and is only 1.5 miles away. Kemsing station is only 2 miles away and has regular services to London Victoria which will deliver you to London in approx 30-35 mins. Being located in an area of outstanding natural beauty means that without going too far you will find some lovely countryside walks, despite this Kemsing does have it's range of facilities including shops, public houses and popular primary school. For more comprehensive amenities Sevenoaks High Street is found less than 4 miles away and has a large choice of shops , bars and restaurants.

If you are looking for a property that you can add your own individual stamp to then viewing is essential as property in this location is very popular.

GROUND FLOOR



1ST FLOOR



ACCOMODATION

Entrance Hallway

Lounge

18'08" (5.69m) x 9'03" (2.82m)

Kitchen / Diner

18'08" (5.69m) x 8'07" (2.62m)

First Floor

Landing

Bedroom 1

12'06" (3.81m) x 11'06" (3.51m)

Bedroom 2

12'10" (3.91m) x 11'10" (3.61m)

Bedroom 3

8'04" (2.54m) x 7'09" (2.36m)

Bathroom

5'07" (1.70m) x 5'0" (1.52m)

WC

5'07" (1.70m) x 2'10" (0.86m)

Outside

Rear south facing garden of approximately 100ft. Patio area leads on to large area of lawn.

Garage

26'04" (8.03m) x 12'08" (0.20m)

Front garden consisting of driveway for approx 4 cars and lawn area.



Route to View

From our office in Borough Green proceed west towards Sevenoaks. Go straight over the first roundabout onto the A25. Once you reach Seal village turn right into School Lane. At the end turn left into Childsbridge Lane. Go over the M26 motorway bridge and then take the first right into West End. The property can then be found on the right hand side.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact CO2 Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92-100) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

