



Jack Charles
Estate Agents
FOR SALE
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Jack Charles

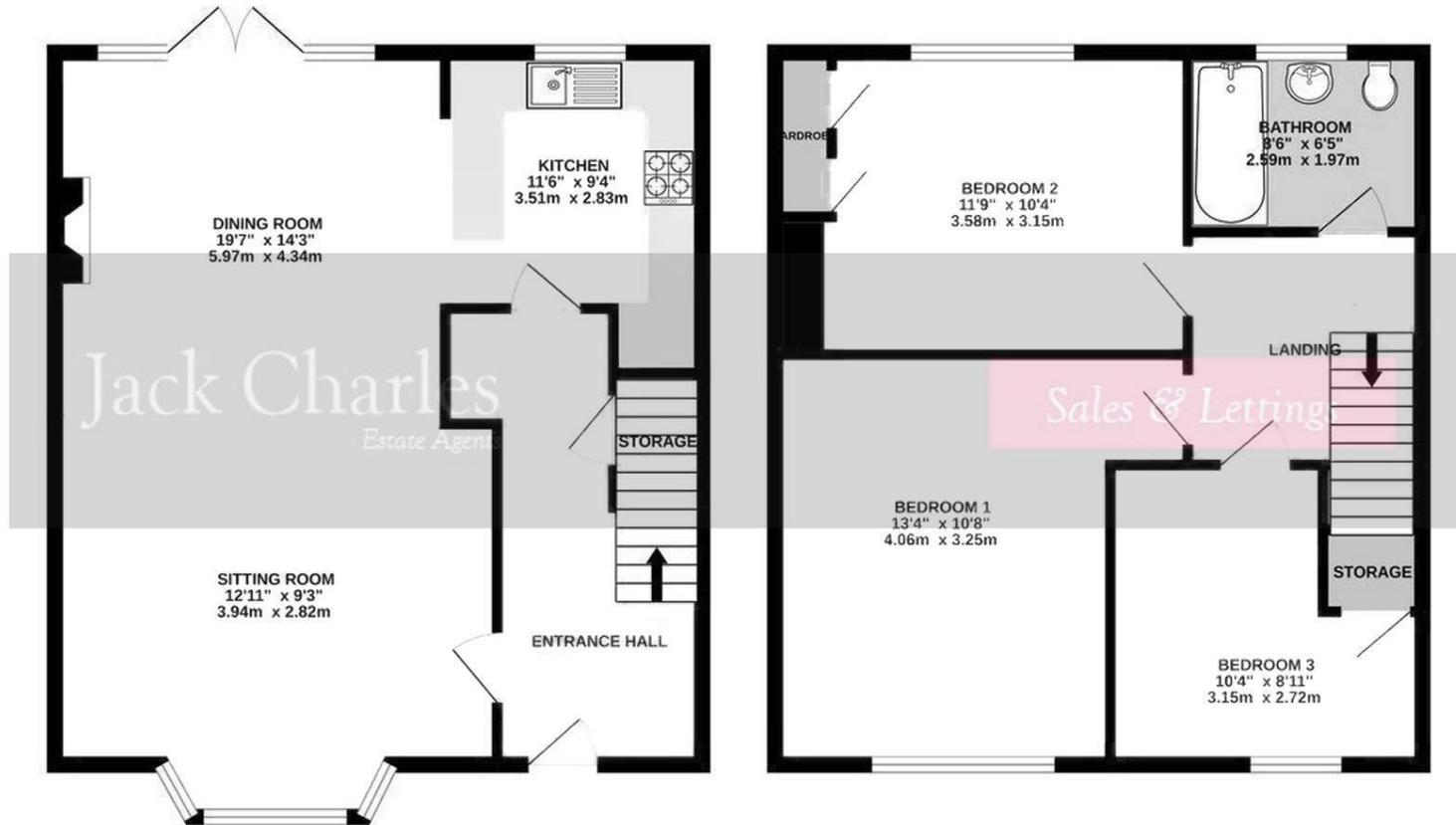
Guide Price £475,000 - £500,000

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Sales & Lettings

- Beautifully Presented
- Newly Fitted Kitchen
- Off Road Parking
- Terraced House With Rear Access
- Open Plan Living Room/Dining Room
- Pretty Garden
- Three Bedrooms
- First Floor Bathroom
- Close To Local Amenities

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 sq.m.) approx.

Energy Efficiency Rating		Current	Maximum
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>See energy advice at www.gov.uk</small>		72	87
<small>EU Directive 2002/91/EC</small>			

Important Notice:
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To Be Sold

Jack Charles are delighted to offer this beautifully presented three bedroom terraced family home, ideally positioned in a popular and well regarded part of Kemsing village. The property enjoys a highly convenient location, within easy reach of the picturesque North Downs and an excellent range of everyday amenities including the local parade of shops, village school and a well used shortcut providing direct access to Otford mainline station with fast and frequent services to London Bridge, Charing Cross and Victoria. Sevenoaks town centre is also close by, offering a broader selection of shopping, social and leisure facilities, including Knole Park and additional rail links into London in under thirty minutes.

The accommodation is exceptionally well presented throughout and arranged over two floors, offering generous and well balanced living space. The ground floor comprises a welcoming entrance hall, a spacious dual aspect open plan sitting and dining room with French doors opening directly onto the rear garden, and a superb recently renewed fitted kitchen. To the first floor are three bedrooms and a modern family bathroom.

Externally, the property benefits from a delightful rear garden enjoying a sunny aspect, complete with private rear access, as well as secure driveway parking to the front for two vehicles positioned side by side. An internal viewing is highly recommended to fully appreciate the presentation, space and overall lifestyle offering of this excellent family home.

Location

Kemsing is a thriving and well connected village offering a good range of local shops, a primary school, churches and a village library. The area is particularly popular with those who enjoy an active outdoor lifestyle, with numerous countryside walks across the surrounding landscape and nearby sports facilities, including the village cricket club.

The neighbouring village of Otford lies close by and provides a charming High Street with a selection of boutique shops and tea rooms, together with further day to day shopping facilities along The Parade, including a post office and convenience store. The area is well served by a number of highly regarded schools, both state and independent, including Sevenoaks School, St Michaels and Russell House Preparatory School.

Otford mainline station offers regular services into London on the Victoria and Blackfriars lines via St Pancras, while Sevenoaks town centre, approximately three miles away, provides a comprehensive range of shopping and leisure facilities including a sports centre, cinema and theatre complex, restaurants and a mainline station with fast services to London Charing Cross and Cannon Street in around thirty minutes.

Road connections are excellent, with the M25 accessible at the Chevening interchange, providing links to the Dartford Crossing, Ebbsfleet International and the Bluewater shopping and leisure complex, as well as convenient access to both Gatwick and Heathrow airports.





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