



JONATHAN HALL

POWERED BY
exp® UK

Oxenhill Road, Kemsing, Sevenoaks, Kent, TN15 6RG

Price Range: £650,000 to £675,000

jonathanhall.exp.uk.com



A superbly presented and deceptively spacious extended four bedroom semi-detached house with a driveway, small garage/storeroom and a pleasant rear garden with a large cabin. Located in the popular village of Kemsing with its good range of local amenities, and only 0.9 miles walk from Otford railway station with services to London from 29 minutes; and approximately 3.5 miles from the centre of the popular town of Sevenoaks, with its comprehensive range of shopping, leisure facilities and state and private schools, and railway station (with services to London from 23 minutes).

Summary

- Spacious and Extended Semi-Detached
- Superbly Presented Accommodation
- Sitting/Family Room, Kitchen/Dining Room
- Utility Room, WC
- Principal Bedroom with Ensuite Shower Room
- Three Further Bedrooms, Family Bathroom
- Pleasant Rear Garden with a Large Cabin
- Driveway & Small Garage/Storeroom
- Located in Popular Village
- Local Station to London from 29 mins

Accommodation

Ground floor: entrance hall with stairs leading to first floor; sitting/family room with log burner; stunning kitchen/dining room fitted with a range of Shaker style wall and base cupboards and drawers, quartz worktops, range style cooker, sink with mixer tap, integrated dishwasher, integrated fridge/freezer, and French doors to rear garden; and utility room with fitted cupboards, solid wood worktop, butler sink with mixer tap, spaces for washing machine and tumble dryer; cloakroom with WC and washbasin; and small garage/store room.

First floor: landing; principal bedroom with ensuite shower room with shower, WC and washbasin; bedroom two with fitted wardrobes; two further bedrooms; and bathroom with bath, WC and washbasin.

Outside

To the front is a block-paved driveway leading to the entrance door and a small garage/storeroom. To the rear is a pleasant rear garden, mainly laid to lawn with borders stocked with flowering plants, shrubs, mature hedging, trees, a paved patio adjacent to the rear of the property, a shed and a large cabin at the rear of the garden.

Agents Note

The property is freehold, in council tax band D and benefits from oak flooring to most of the ground floor, double glazing, gas central heating, mains gas, mains electric, mains water and mains drainage.





Location

The popular pretty village of Kemsing benefits from a good range of local amenities including several shops, including a village store/newsagents, café, pub, Indian restaurant, Chinese takeaway, fish and chip shop, church, library, primary school, doctors' surgery, recreation ground with an excellent children's playground, cricket pitch, football pitches, tennis courts; beautiful walks in the surrounding countryside, including Kemsing Down Nature Reserve and the North Downs Way, and train station, with services to London.

The popular pretty village of Otford with its range of local amenities is approximately 1.1 miles away and Otford railway station with services to London Bridge from 29 minutes, Charing Cross from 40 minutes and Victoria from 41 minutes is approximately 0.9 miles away.



The sought-after historic market town of Sevenoaks, with its comprehensive range of shopping and leisure facilities, excellent state and private schools, including two Grammar schools and the renowned Sevenoaks School, Knole House and Deer Park, and mainline station, with services to London Bridge (from 23 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes), is just over 3.7 miles away.

Bluewater Shopping Centre is approximately 13 miles.

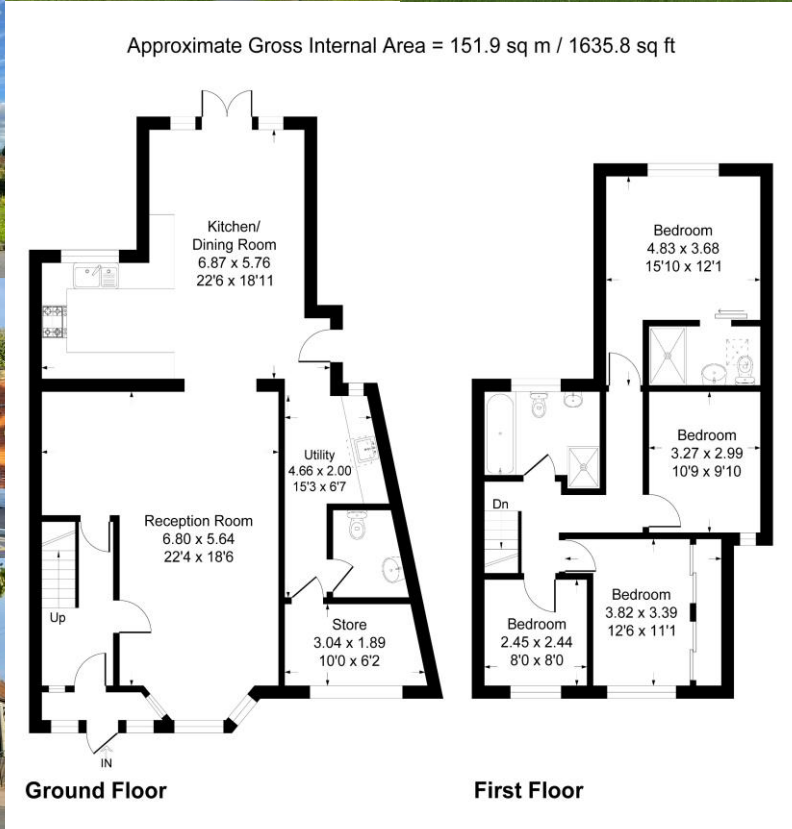
Access to the A21, leading to the M25 is approximately 6 miles away.



A superbly presented and deceptively spacious extended four bedroom semi-detached house with a driveway, small garage/storeroom, and a pleasant rear garden with a large cabin; located in the popular village of Kemsing.







1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

JONATHAN HALL

POWERED BY
exp UK

If you need get in touch, please contact me on
07429 483 423 or email jonathan.hall@exp.uk.com

