



53 COLLET ROAD, KEMSING, KENT, TN15 6SJ

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 **Hillier**
Reynolds

£495,000

FREEHOLD

Well-presented three bedroom end of terrace family home.

Open plan kitchen and lounge/dining area.

Fully enclosed rear garden and driveway with parking for approx. 2 cars.





We are excited to market this three bedroom end of terrace family home that is located in the popular and sought after village of Kemsing. The property is just a 5-minute drive to Otford station or an approx. 14-minute walk via a public footpath and meadow. The property was newly built in 2021 and has been well-looked after by the current owners.

There is a spacious entrance hall that leads to the open plan kitchen and living area. The kitchen has been well-designed with a good selection of cupboards and work top space. All appliances are integrated giving the kitchen a modern and streamlined appearance. The lounge/dining area is a light and bright room due to its southerly aspect. Although open plan, the current owners have arranged the furniture so that there are clearly defined dining and seating areas. French doors lead out to the fully enclosed sunny rear garden that wraps round the property. There is a paved patio area and two lawn areas. To the side of the property is a vegetable patch and a wooden garden shed for storage. There is side access to the front of the property that has a small area of lawn as well as a block paved driveway with parking for approx. two cars.

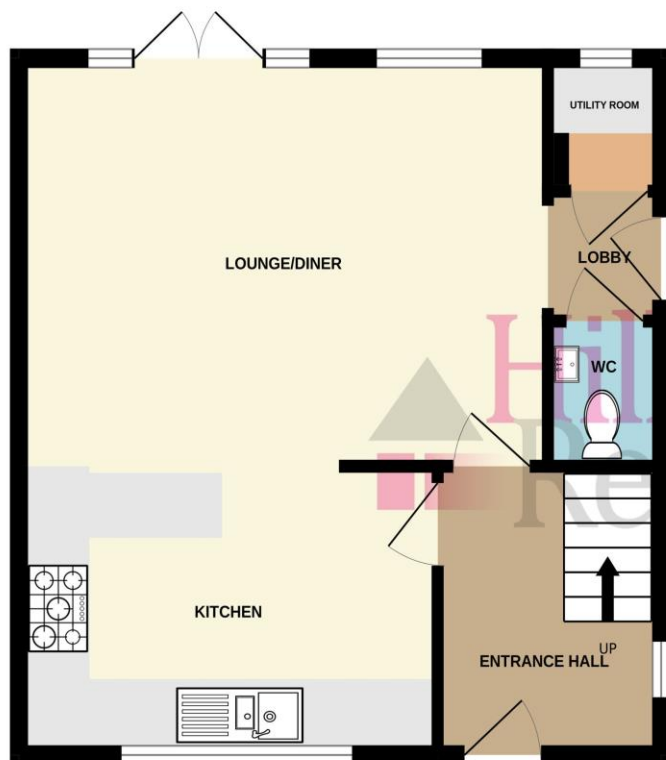
To complete the downstairs accommodation there is a cloakroom as well as a useful utility room.

Upstairs you will find three well-proportioned bedrooms. The master bedroom is at the rear of the property overlooking the garden. This is a light and bright room. There is a well-fitted en suite shower room. The second bedroom is a good sized double room that the vendors currently use as a guest room/home office. The third bedroom is a generous single room. There is a family bathroom with a shower over the bath.

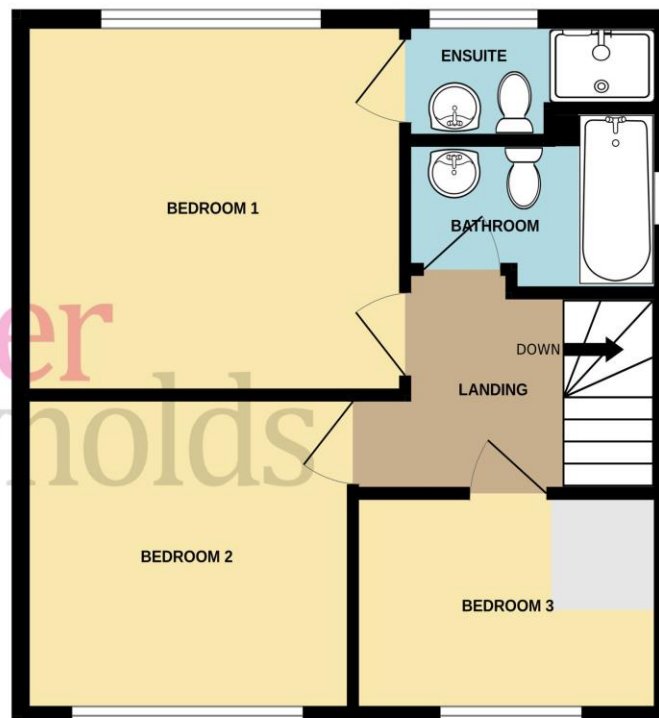
The home is located within the picturesque village of Kemsing. If you commute to London you have the choice of two stations. Otford station has connections into the city and is only 1.5 miles away. Kemsing station is only 2 miles away and has regular services to London Victoria which will deliver you 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 its own 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.

ACCOMMODATION

GROUND FLOOR



1ST FLOOR



Entrance Hallway

Lounge/Diner

17'3" (5.26m) x 12'4" (3.76m)

Kitchen

13'8" (4.17m) x 8'9" (2.67m)

Lobby

Utility Room

4'0" (1.22m) x 3'9" (1.14m)

W.C.

First Floor Landing

Bedroom 1

12'6" (3.81m) x 11'4" (3.45m)

En-suite

Bedroom 2

10'11" (3.33m) x 9'10" (3.00m)

Bedroom 3

10'0" (3.05m) x 6'9" (2.06m)

Bathroom

Outside

Fully enclosed south facing rear garden. Paved patio area. Two lawn areas, one with vegetable patch. Wooden shed. Side access to block paved driveway with parking for approx. 2 cars.

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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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

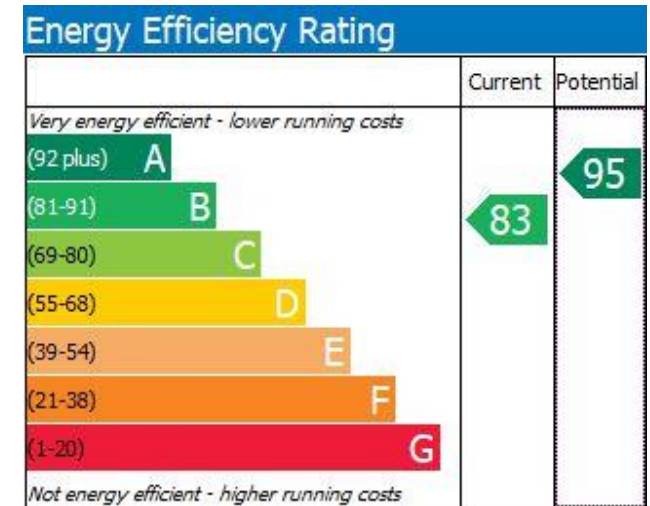
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



Route to View

From our office in Borough Green proceed west on the A25 heading towards Sevenoaks. After a few miles you will reach the village of Seal. Take the right hand turning by the library into School Lane. Once reaching the village of Kemsing turn left into Collet Road. The home can be found on the left hand side.

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

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