



51 Collet Road, Kemsing, Sevenoaks, TN15 6SJ.

Jack Charles

Guide Price £475,000 - £500,000

Jack Charles  
Estate Agents

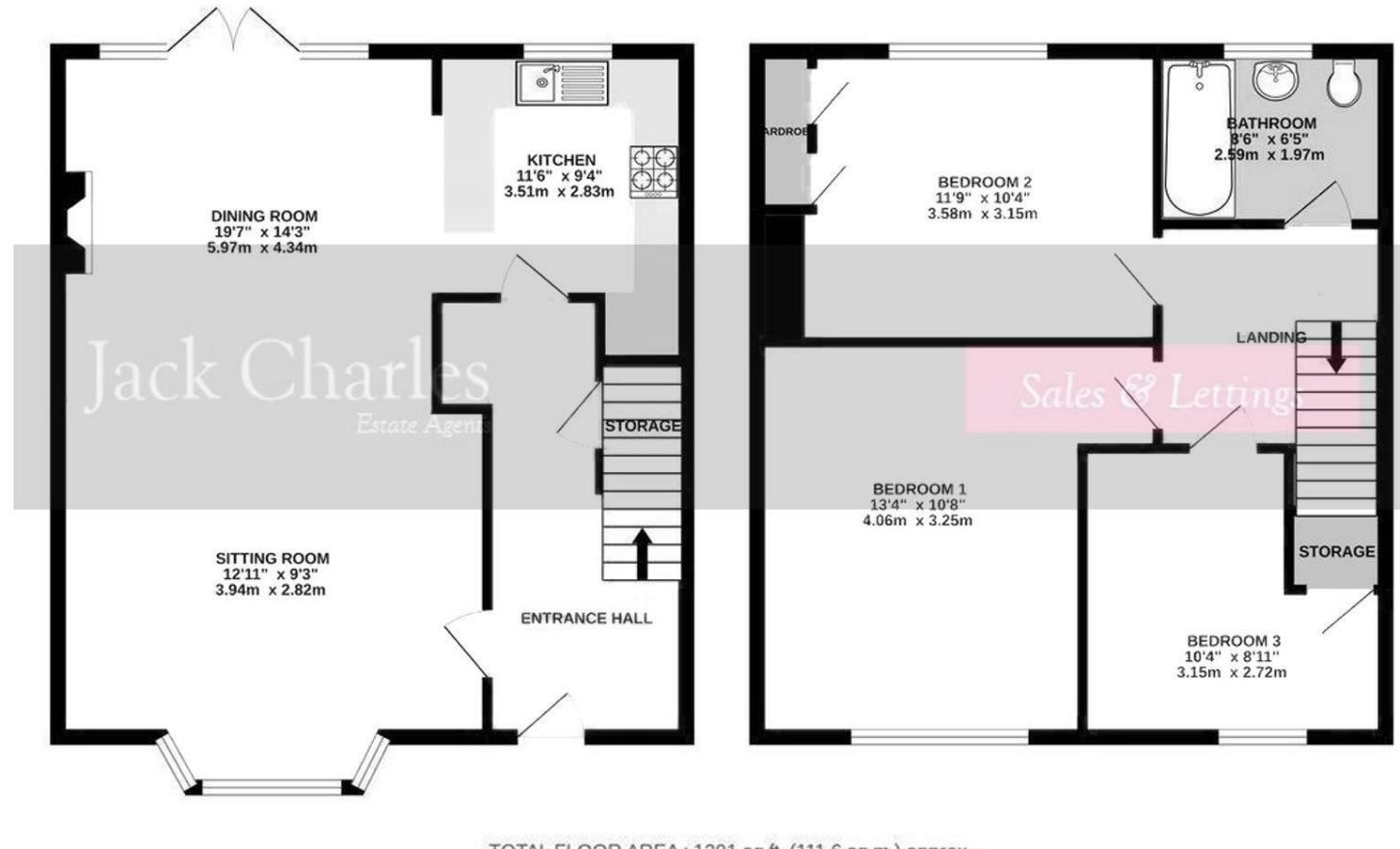
Sales & Lettings

- 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-80)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

#### Important Notice:

These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## 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.

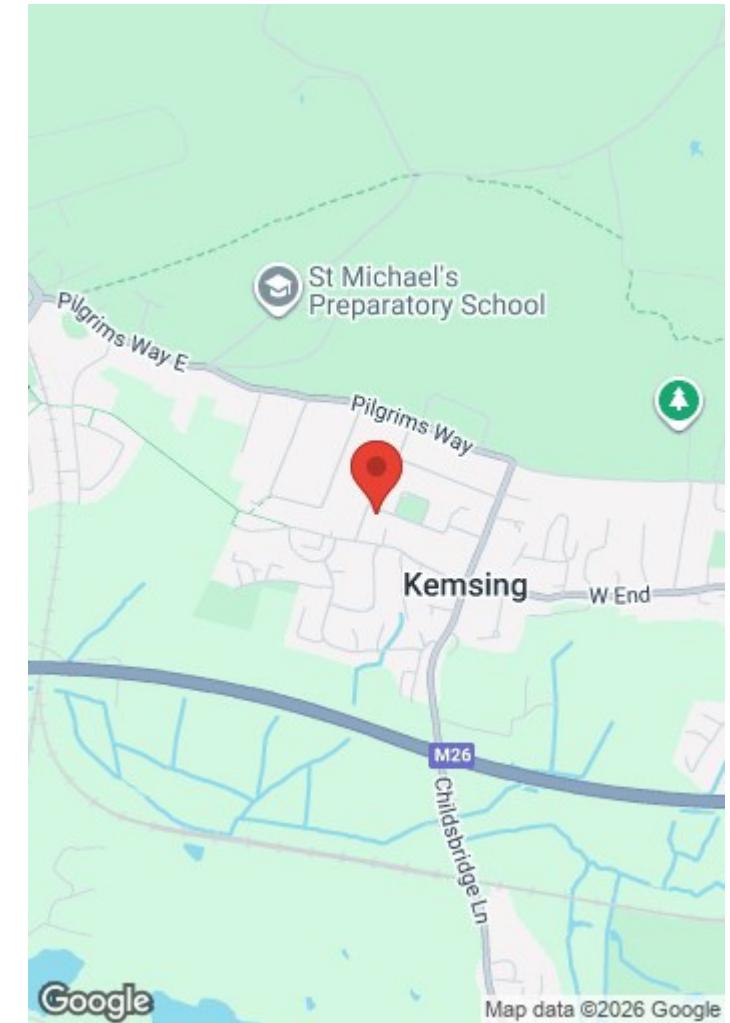
## Location

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.





**Jack Charles**  
Estate Agents

**Sales & Lettings**

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

30 London Road  
Sevenoaks  
Kent TN13 1AP  
Tel: (01732) 678 678

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

