



**£3,250 PCM**

**Unfurnished**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT

# The Chase, Kemsing, Sevenoaks

 Bedrooms: 4

 Bathrooms: 3

 Receptions: 2

- Attractive residential road
- Well presented throughout
- Versatile accommodation
- Mature gardens
- EPC rating E
- Council tax band G

Detached 4 bedroom family house in a quiet location within 1 mile of Otford Train Station (direct services to Charing Cross and Victoria).

Large entrance hall, Living room with 'feature only' fire place, Dining room, Kitchen/Breakfast with oven and hob, dishwasher and fridge/freezer. Access to covered side passage and walk in Utility area with washing machine and separate dryer. Ground floor cloakroom with W.C and shower. Bedroom 4 with ensuite bathroom and shower over. Stairs to first floor: Large landing with study area, Master bedroom with fitted wardrobes and walk in wardrobe, Bedroom 2 with walk in wardrobe. Bedroom 3. Bathroom with bath and basin. Separate W.C. Access to loft room and eaves storage, via pull down ladder. Outside: Front garden with driveway providing parking leading to garage with access to log store. Rear garden, mainly lawn with patio. PLEASE NOTE: No pets.

Available: NOW Unfurnished

EPC rating: E  
 Council Tax Band: G  
 Holding Deposit: £750.00 (1 weeks rent)  
 Deposit payable: £3,750.00 (5 weeks rent)  
 Initial term: 12 months minimum



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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