



Well presented mid terrace period cottage situated in a pretty semi rural location with views over open fields. Short walk to Kemsing station. CHAIN FREE

**£475,000**    **Freehold**



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## Noahs Ark, Kemsing, Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- Deceptively spacious
- Rural outlook
- Modern kitchen/diner
- Off street parking
- Courtyard garden

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**ACCOMMODATION:** The accommodation comprises a large reception room with stripped wood floors, space for lounge and dining and wood burner. Modern kitchen/diner with skylight and double doors to the garden. Appliances include a fridge/freezer, dishwasher, Rangemaster and washer/dryer. Smart bathroom with rain shower and screen over the bath, heated towel rail.

Staircase to the first floor landing. Double bedroom with built in wardrobes, second bedroom and office/dressing room.

**OUTSIDE:** Stylish courtyard garden with patio area. Access to the garage. One parking space to the rear and parking on the road.

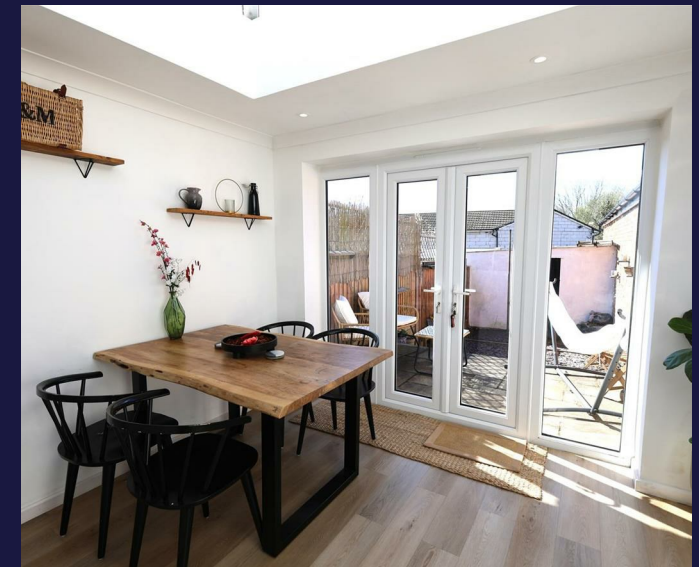
### UTILITIES & KEY INFORMATION

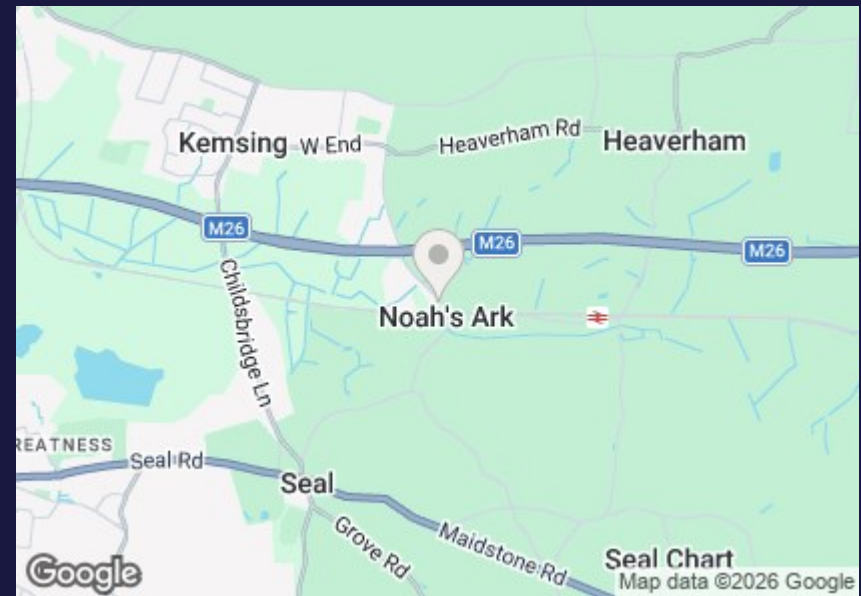
Mains gas/electricity/water/sewerage

Heating: Mains gas

Local authority: Sevenoaks District Council

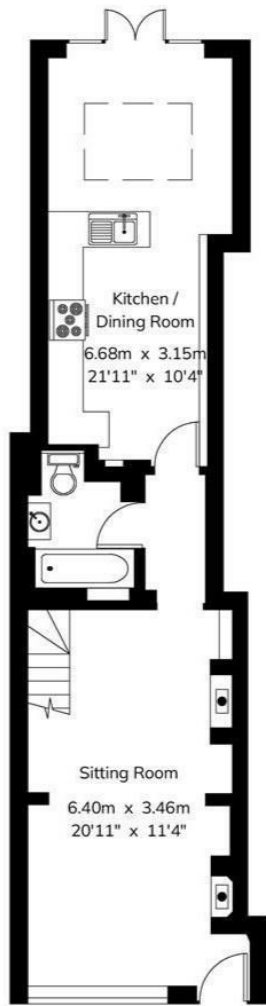
Council tax band: C



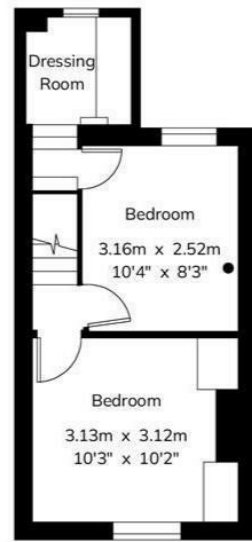


From Sevenoaks head towards Seal village on A25, after the recreation ground take a left turn into School Lane leading into Childsbridge Lane. Continue towards Kemsing take a right turn into West End & continue through Kemsing village, take a right turn into St Ediths Road & continue to Noah's Ark. The house can be found on the right hand side before you reach and Kemsing station.

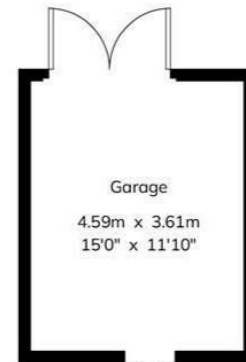




Ground Floor



First Floor



House - Gross Internal Area : 76.9 sq.m (827 sq.ft.)  
 Garage - Gross Internal Area : 16.7 sq.m (179 sq.ft.)



For Identification Purposes Only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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