



A unique property to be enjoyed as either a substantial five bedroom semi detached family home (totalling 1920 sqft of accommodation) or as a three bedroom home with an attached two bedroom annexe, located in the ever popular village of Kemsing. With views toward the green and Otford Hills beyond, the property is within genuine walking distance of the local parade of shops / stores (0.3 miles) and the well respected village Primary School (0.8 miles). For commuters, there is a well known pathway leading to Otford mainline rail station offering excellent links to both London Charing Cross and Victoria in circa half an hour.

Requiring a programme of modernisation / refurbishment, the accommodation is set across three floors and is considered to be generously proportioned throughout comprising a total of three reception areas, two kitchens (the main house kitchen having been recently modernised), five bedrooms and two bathrooms. Additional benefits include driveway parking to the front leading to the left hand of a pair of garages as well as a generous rear garden which is currently split into two. Available with NO ONWARD CHAIN, your early internal viewing comes highly recommended in order to fully appreciate all this superb family home has to offer.

23 Collet Road

Kemsing, Kent, TN15 6SH Freehold

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£625,000

ENTRANCE PORCH

Part glazed front entrance door with opaque double glazed windows to front, radiator, wood laminate flooring and doors to both the original property as well as the annexe extension.

MAIN HOUSE ACCOMMODATION

ENTRANCE HALL

Part glazed door to front, laminate wood flooring, two pairs of built in storage cupboards (one housing meters), staircase to first floor landing with half door to useful understairs storage cupboard. Doors off to all rooms.

SITTING ROOM

Double glazed sliding patio doors to rear and garden, radiator, coved ceiling, TV point, open fireplace with brick surround and tiled hearth as the focal point for the room, doorway providing access to the kitchen and full open plan access to front and the adjoining dining room.

DINING ROOM

Double glazed window to front, radiator, coved ceiling and return door to entrance hallway.

KITCHEN

Modernised kitchen with double glazed window to rear, tile effect flooring and localised wall tiling in an attractive brick bond pattern and electric sockets with integrated USB ports. The kitchen itself comprises a series of matching contemporary wall and base units set with work surface tops incorporating stainless steel sink unit and drainer. Integrated oven with four ring gas hob and overhead extractor, space for further under counter utilities. Return door to entrance hall.

FIRST FLOOR LANDING

Fitted carpet and doors off to all rooms.

BEDROOM TWO

Double bedroom has double glazed window to front, radiator and attractive laminate wood flooring.

BEDROOM THREE

Double bedroom has double glazed window to rear with delightful garden aspect, radiator, attractive laminate wood flooring, doors to built in storage cupboards.

STUDY

Double glazed window to front, radiator and fitted carpet. Formerly bedroom three, this walk through study room now has a door with staircase providing access to the attic master bedroom.

BATHROOM

Opaque double glazed window to rear, radiator, tile effect vinyl flooring and fully tiled walls. White suite comprising panel bath, close coupled WC and wash basin with integrated storage unit beneath.

BEDROOM ONE

Spacious double bedroom is dual aspect with Velux style roof windows front and rear, two radiators, fitted carpet and half door to eaves storage space.

ANNEXE ACCOMMODATION

SITTING ROOM

Spacious dual aspect reception room has double glazed windows front and side, radiator, coved ceiling, attractive laminate wood flooring, TV point, carpeted staircase to first floor landing and archway to rear providing access through to the kitchen.

KITCHEN

Double glazed door to rear providing direct garden access with accompanying double glazed window to rear, wall mounted boiler and vinyl flooring. Kitchen comprises a series of matching wall and base units set with roll top work surfaces incorporating one and a half bowl sink unit and drainer, integrated oven with four ring gas hob and overhead extractor, space for washing machine.

FIRST FLOOR LANDING

Fitted carpet, door with staircase ascending to second floor and bedroom five. Doors also to bedroom four and the bathroom.

BEDROOM FOUR

Dual aspect double bedroom with double glazed windows to front and side providing a delightful aspect over the green and beyond to the Otford Hills. Radiator, fitted carpet and door to built in storage cupboard.

BATHROOM

Opaque double glazed window to rear, heated towel rail, localised wall tiling, wood effect flooring and white suite comprising corner bathtub, close coupled WC and pedestal wash basin.

BEDROOM FIVE

Staircase ascends into bedroom five which has Velux style window to rear, radiator and fitted carpet.

EXTERNALLY

GARAGE & PARKING

There is parking to the front of the property for one car as well as a shared driveway (with the property to the right) leading to a pair of joined garages, the left hand of the pair belonging to the property.

GARDENS

The entire garden area on offer is currently split into two gardens with the first section of garden for the original property and the second garden section for the annexe. The first garden comprises a raised patio terrace which is ideal for sitting out and entertaining. Steps lead down to the lawned garden area which is set within a neatly fenced perimeter. For the annexe there is a small courtyard garden area with a pathway leading down the right side of the first garden into the second garden area, which is again predominately lawned and set within its own fenced perimeter complete with timber storage shed and hardstanding area.

ADDITIONAL INFORMATION

Property is Freehold

Council Tax Band D for the main house and C for the annexe



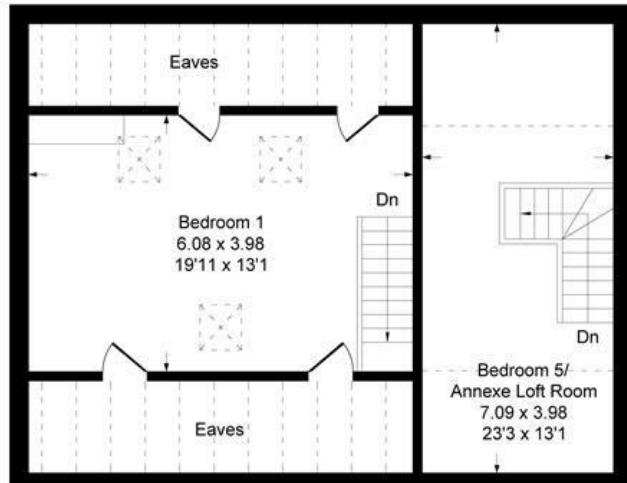


Collet Road

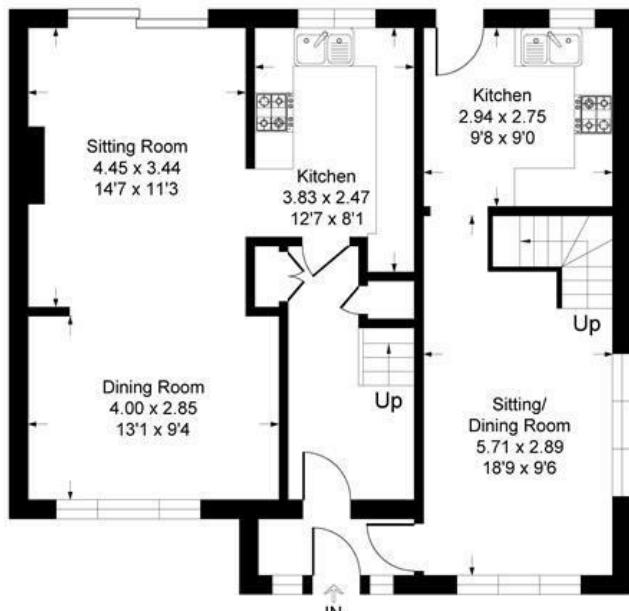
Approximate Gross Internal Area 204 sq m / 2197 sq ft



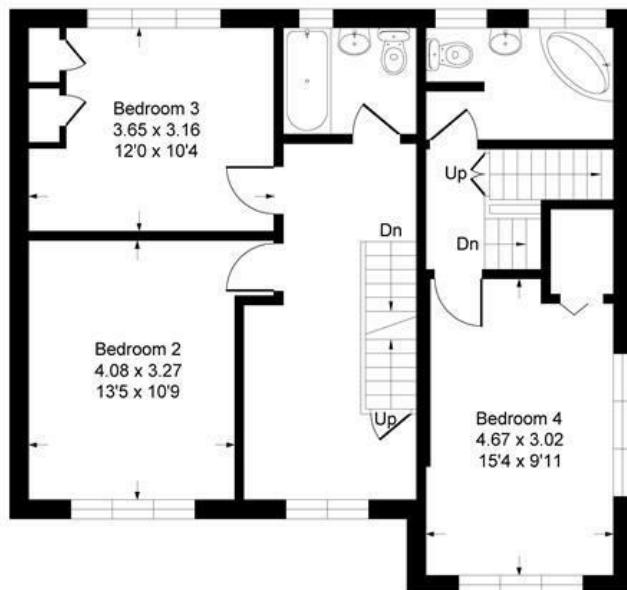
Garden
19.43 x 13.62
63'9 x 44'8
(Approx)



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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