



A most attractive bay fronted two double bedroom home with driveway and large garden located in the ever popular village of Kemsing. The property is within easy reach of all village amenities including the local parade of shops, North Downs walks and a short cut to Otford to mainline rail station. A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, including fast and frequent mainline rail links to London Bridge / Charing Cross in less than thirty minutes.

the accommodation comprises an entrance porch, entrance hallway, bay fronted sitting room, kitchen with rear lobby and ground floor wc off, master bedroom with its series of bespoke wardrobe fittings, second double bedroom and the well appointed bathroom. Additional benefits include the block paved driveway providing double width parking and a superb rear garden of circa 100ft in length. The property is chain free so viewing at your earliest convenience is recommended by the sole selling agent to appreciate what this house and it's location has to offer.

41 Oxenhill Road

Kemsing, Kent, TN15 6RG Freehold



Guide Price £375,000

ENTRANCE PORCH

The entrance porch has double glazed entrance door to front with accompanying double glazed window to front. Inset downlighting, space for coats/shoes and composite entrance door to entrance hall.

ENTRANCE HALL

Double radiator, stairs to first floor landing, fitted carpet and multi paned door to sitting room.

SITTING ROOM

13'7" x 13'1"

Feature double glazed bay window to front complete with bespoke window shutters, double radiator, coved ceiling, fitted carpet, open fireplace with tiled surround as the focal point for the room. Television aerial lead.

KITCHEN

13'1" x 8'0"

Double glazed window to rear with delightful garden aspect, part glazed door to rear lobby, double radiator. Inset downlighting, tile effect vinyl flooring. Kitchen has a series of matching modern wall and base units set with rolled top work surfaces incorporating stainless steel sink unit and drainer, localised wall tiling, space and plumbing for all utilities. Walk in understairs storage area and further built in storage cupboards, one of which houses the wall mounted boiler and meters.

REAR LOBBY

Double glazed door to rear and garden, tile effect vinyl flooring and door to ground floor wc.

GROUND FLOOR WC

Refurbished, the ground floor wc has opaque double glazed window to rear, tile effect vinyl flooring, half tiled walls to dado height and a low level wc with inset wash hand basin.

FIRST FLOOR LANDING

Access hatch to fully boarded loft, fitted carpet, doors to both bedrooms and bathroom.

BEDROOM ONE

12'1" x 10'0"

(measurement excluding built in wardrobes) Double bedroom has double glazed window to front, double radiator, fitted carpet, large built in double wardrobe with further bespoke built in storage cupboards, electric socket with integrated USB ports.

BEDROOM TWO

9'3" x 8'2"

Double bedroom with double glazed window to rear providing delightful garden aspect, double radiator, fitted carpet.

BATHROOM

7'10" x 6'0"

Opaque double glazed window to rear, inset downlighting, heated towel rail, predominately tiled walls with attractive mosaic inlay, wood effect vinyl flooring, shaver point, contemporary white suite comprising shower end bathtub with wall mounted shower unit and screen, concealed flush wc and wash basin with integrated storage cupboards beneath.

DRIVEWAY

Newly created double width driveway is block paved providing space for at least two cars.

GARDEN

Superb rear garden is a genuine feature of the property and boasts a length of circa 100ft. There is an extensive initial paved patio terrace which provides an ideal area for seating/entertaining, as well as a further sun terrace to the foot of the garden along with a sizeable timber storage shed. The remainder of the garden is predominately laid to lawn, set within a neatly fenced perimeter with flower and shrub beds as well as a gate providing direct access to the rear garden.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band C

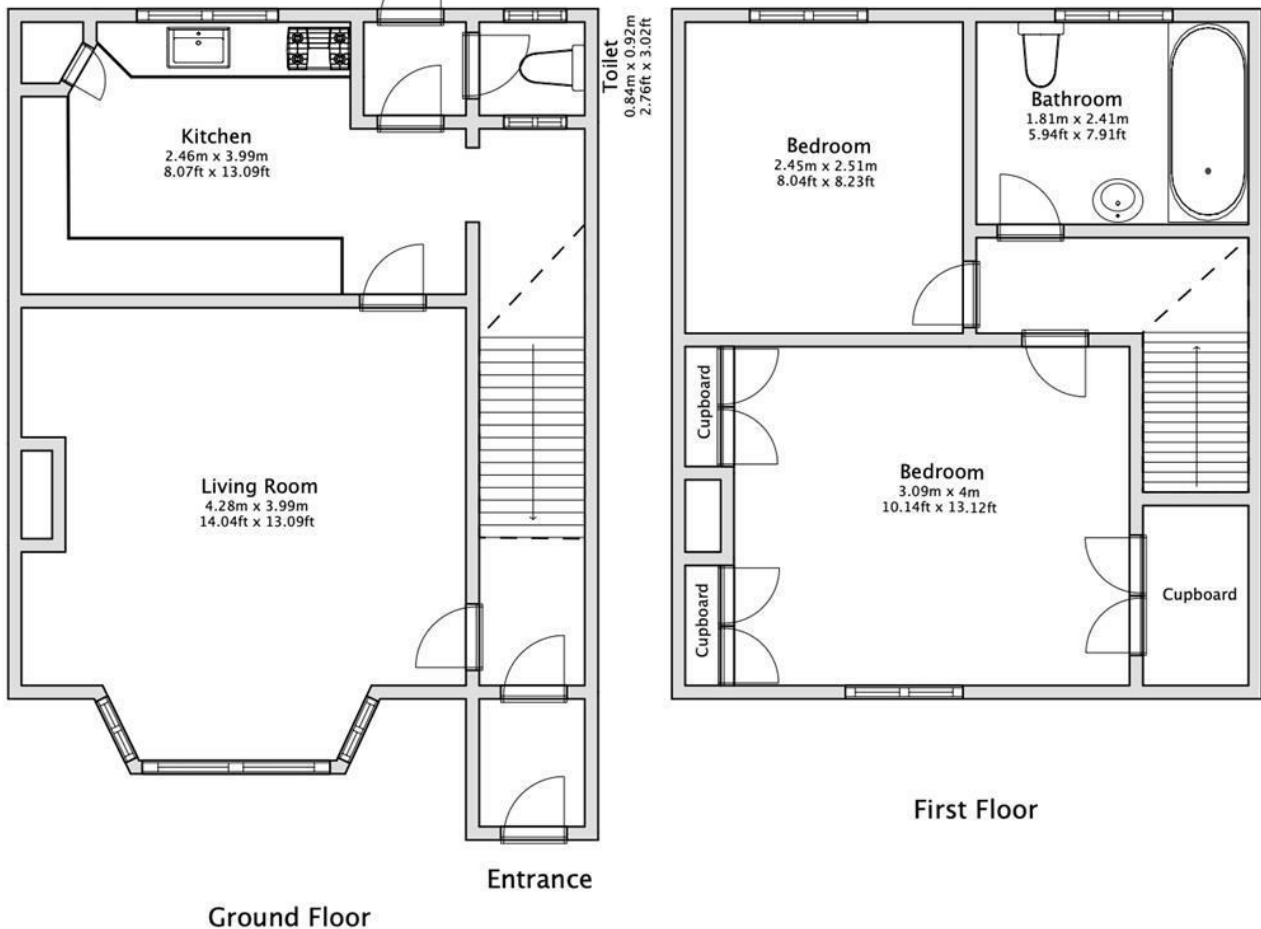




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Approximate total internal area:
62.26m² (670.16sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



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