



Relax in a large, beautiful south-facing garden, whether enjoying a new day with breakfast from the patio, or in the evening sunset on the bench next to the greenhouse. This is a family sized three bedroom semi-detached extended home on a double sized corner plot in the lovely Kemsing village.

The property comprises a welcoming entrance hallway, kitchen, reception, living room, and downstairs wc. The first floor comprises landing, three bedrooms, family bathroom and separate wc.

The driveway situated to the side via Castle Drive, leading to off-road parking and the garage. Kemsing offers an array of convenient amenities including the local parade of shops and a good primary school.

A pathway a short walk away from the home offers access to Otford station which provides a regular mainline service into London Victoria, Charing Cross, Holborn Viaduct and London Bridge: door to door in under an hour.

Offered to market solely by KINGS with the benefit of NO ONWARD CHAIN, freehold; viewing is highly recommended to appreciate this spacious property, its generous plot and the wonderful location it is set in.

AWAITING FLOORPLAN

## 36 KnaveWood Road

Kemsing, Sevenoaks, TN15 6RH Freehold



Price Guide £599,995

## GROUND FLOOR

### Entrance hall

Carpet as laid, double glazing to front aspect, front door, radiator, understairs cupboard containing electric/gas meters and consumer unit.

### Kitchen

Tiled floor as laid, part tiled walls, double glazing x2 to front aspect, radiator, worktops, range of cupboards and drawers, space for white goods, storage cupboard.

### Hallway

Tiled floor as laid, tiled walls throughout, space for white goods, entrance to cloakroom, external door provides access to rear garden.

### Cloakroom

Tiled floor as laid, wc, wash hand basin.

### Reception room

Carpet as laid, double glazing to rear aspect, gas fire, radiator, double glazed sliding patio door to rear garden.

### Sitting room

Carpet as laid, double glazing to rear aspect, central electric fire, radiator, double glazed sliding patio door to rear garden.

## FIRST FLOOR

### Landing

Carpet as laid, access to all rooms, access to loft which is insulated and part boarded, with storage shelves at both ends.

### Bedroom

Carpet as laid, double glazing to rear aspect, radiator, integrated wardrobes and drawers.

### Bedroom two

Flooring as laid, tiled walls throughout, radiator, opaque double glazing to front aspect, panelled bath with electric shower, wash hand basin.

### Bedroom

Carpet as laid, double glazing to front aspect, integrated cupboard

### Bathroom

Flooring as laid, tiled walls throughout, radiator, opaque double glazing to front aspect, paneled bath, wash hand basin.

### Cloakroom

Flooring as laid, wc, tiled walls throughout, opaque double glazing to front aspect.

## EXTERNALLY

### Rear Garden

Raised patio area which steps down to the large lawn as laid to rear and side plots, surrounding shrubbery and flower beds, fenced perimeter, greenhouse, solid built oak shed, rear driveway which is gated and accessible via Castle Drive leading to garage with small workshop space. A beautiful and substantial plot that allows possibility for development or extension subject to the required permissions.

### Front Garden

Lawn as laid and pathway leading to the sheltered porch entrance





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