



An attractive four bedroom detached family home with substantial rear garden (144ft x 108 ft apx) and views, occupying a superb location at the foot of this highly desirable cul-de-sac off West End, Kemsing. The property is found at the foot of the North Downs within easy reach of a number of doorstep amenities including a collection of local shops, a shortcut leading to Otford rail station with its links to London Victoria and Charing Cross, the highly regarded primary school, as well as the nearby boys and girls Grammar schools. A wider array of all shopping, social, leisure and educational facilities can be found in the larger neighbouring town of Sevenoaks, including beautiful Knole Park.

Totalling in excess of 1775 sq.ft (inc garage), the well planned and presented accommodation is generously proportioned throughout and currently comprises a welcoming entrance hallway, ground floor wc , designated study, dual aspect sitting room, separate dining room, substantial full width conservatory / garden room, fully fitted kitchen, master bedroom with en-suite shower room, three further bedrooms and the well appointed family bathroom. Additional benefits include the large driveway to front leading to the oversized single garage, substantial rear garden plot and exciting potential for extension (subject to obtaining all relevant consents) Your internal viewing comes highly recommended in order to fully appreciate all this most comprehensive of family homes has to offer.

12 Spring Head Road

Kemsing, Kent, TN15 6QL Freehold



Guide Price £995,000

ENTRANCE HALL

Double glazed front entrance door with glazed inserts and spyhole, radiator, inset downlighting, fitted carpet, stairs to first floor landing and doors off to all rooms.

GROUND FLOOR WC

Opaque double glazed window to side, heated towel rail, tiled floor and localised wall tiling, half door to useful understairs storage cupboard, white suite comprising close coupled WC and wash basin set in vanity surround with storage cupboard beneath.

STUDY

Feature three piece double glazed bayed window to front, double radiator, inset downlighting, attractive laminate wood flooring and telephone point.

SITTING ROOM

Dual aspect reception room has double glazed windows to side as well as double glazed patio doors to rear providing access to the conservatory / garden room. Radiator, coved ceiling, dado rail, fitted carpet, TV point and feature fireplace set with marbled surround and hearth as the focal point for the room. Multi pane double doors provide access to the dining room.

DINING ROOM

Double glazed window to front, radiator, coved ceiling, dado rail, fitted carpet and return door to entrance hallway.

KITCHEN

Double glazed window to rear with accompanying three piece bi-folding doors to rear providing access into the conservatory / garden room. Contemporary tall radiator, tiled floor with localised wall tiling, inset downlighting. The kitchen comprises an extensive series of modern matching wall and base units set with roll top work surfaces incorporating a one and a half bowl stainless steel sink unit and drainer. Integrated appliances include fridge over freezer, dishwasher and washing machine, there is also a Rangemaster multi oven with 5 ring gas hob and overhead extractor.

CONSERVATORY / GARDEN ROOM

Substantial third reception room has vaulted opaque glazed ceiling with fan, double glazed panels set on low level brick base to three sides provide a panoramic aspect over the gardens while double French doors to side provide direct garden access, ceramic tiled floor.

FIRST FLOOR LANDING

Part galleried landing has double glazed window to side, radiator, access hatch to loft, inset downlighting fitted carpet, door to airing cupboard housing hot water cylinder and doors to all rooms.

MASTER BEDROOM

Double bedroom has double glazed window to rear providing a delightful aspect over the garden and beyond, radiator, fitted carpet, series of bespoke built

in bedroom furniture including wardrobes, side tables, chest of drawers and overbed storage. Door providing access to en-suite shower room.

EN-SUITE SHOWER ROOM

Opaque double glazed window to side, heated towel rail, tiled floor and localised wall tiling, inset downlighting and white suite comprising full width shower cubicle complete with both rainforest overhead shower and separate hand held attachment, concealed flush WC and wash basin set in vanity surround with storage cupboards beneath.

BEDROOM TWO

Double bedroom has double glazed window to front, radiator, coved ceiling and fitted carpet.

BEDROOM THREE

Bedroom has double glazed window to front, radiator, coved ceiling and fitted carpet.

BEDROOM FOUR

Bedroom has double glazed window to rear providing delightful far reaching aspect over garden and beyond, radiator, coved ceiling and fitted carpet.

FAMILY BATHROOM

Opaque double glazed window to rear, heated towel rail, tiled floor and predominately tiled walls, coved ceiling with inset downlighting, modern white suite comprises panel bath with wall mounted shower unitover, concealed flush WC and wash basin set in vanity unit with integrated storage cupboard beneath.

GARAGE & PARKING

Generous block paved driveway provides secure parking for multiple vehicles and leads to the oversized detached single garage, which has metal up and over door to front as well as courtesy door to rear garden, power and light connected.

GARDENS

The substantial rear garden (144 ft x 108 ft apx) is a genuine feature of the home being of sunny southerly aspect, extensive in size and with a delightful open aspect beyond the rear perimeter boundary. There is a substantial attractively paved sun terrace between the house and its garage which provides an ideal space for sitting out and entertaining. This area also provides exciting potential for a substantial side extension (subject to obtaining all relevant consents). The substantial garden is predominately laid to lawn within a neatly fenced perimeter interspersed with trees and shrubs providing definition and privacy.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax band E





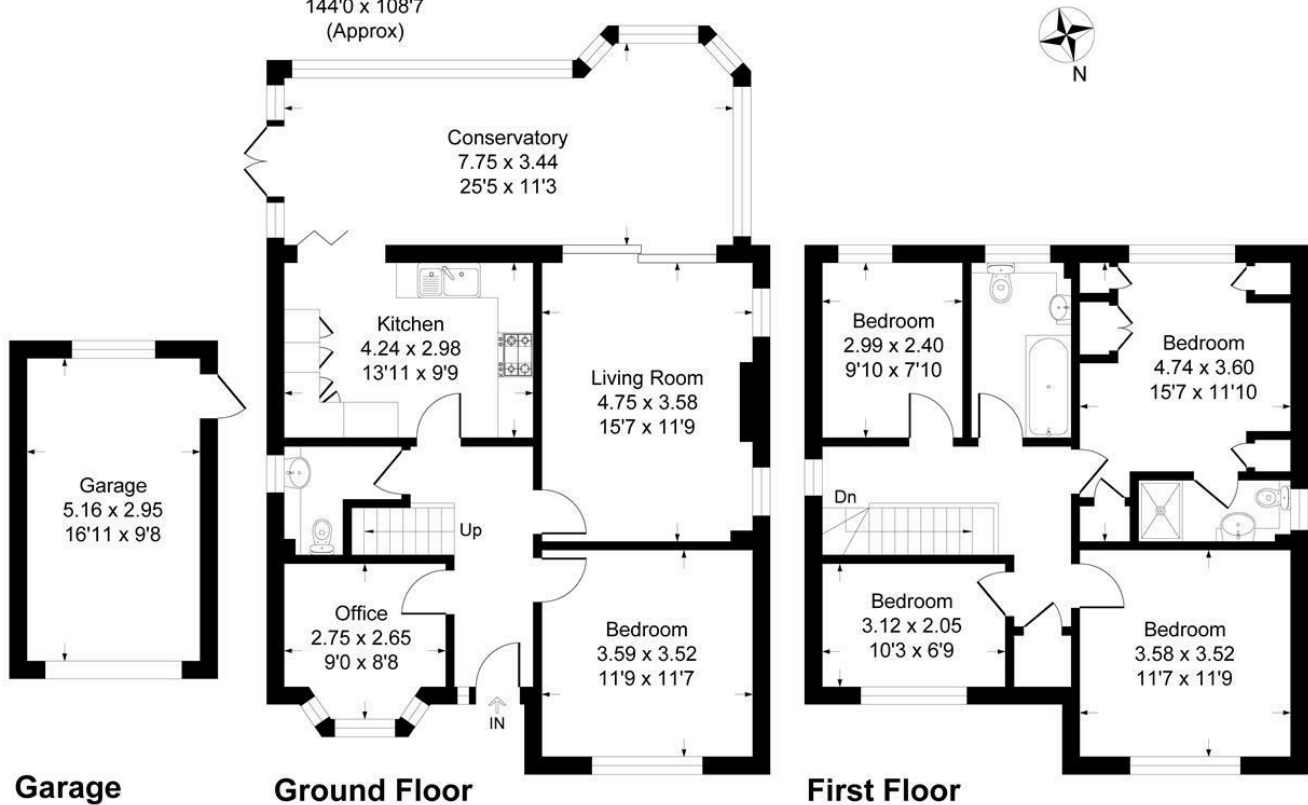
Spring Head Road, TN15

Approximate Gross Internal Area = 150.0 sq m / 1615 sq ft

Garage = 15.2 sq m / 164 sq ft

Total = 165.2 sq m / 1779 sq ft

Garden
43.90 x 33.10
144'0 x 108'7
(Approx)



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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