



A Four bedroom semi detached home with driveway and rear garden boasting over 1,200 sq ft of accommodation forms part of the delightful semi-rural Noah's Ark area of Kemsing. In addition to countryside walks on the doorstep, the property provides easy access to Kemsing rail station (0.8 miles) as well as the village primary school (0.5 miles) and a range of local shops, including post office and takeaways / restaurants (1.4 miles). A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, with fast and frequent links to London possible in less than thirty minutes.

The generously proportioned accommodation currently comprises sitting room, separate dining room, kitchen & downstairs bathroom. To the first floor there are two double bedrooms as well as the other two single bedrooms. Externally the property benefits from a driveway and side access to the beautiful rear garden. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all of the potential has to offer.

## 42 Noahs Ark

Kemsing, Sevenoaks, TN15 6PA Freehold



Price £525,000

## **GROUND FLOOR**

### **Sitting Room**

Carpet as laid, external front door, double glazing to front aspect, radiator, real working fireplace.

### **Hallway**

Carpet as laid, radiator, staircase to first floor.

### **Dining Room**

Carpet as laid, central fireplace display, storage cupboard, radiator, double glazing to side aspect.

### **Kitchen**

Vinyl flooring as laid, radiator, boiler, larder cupboard, external upvc door to side aspect, double glazing to rear aspect, space for white goods, range of worktops/cupboards/drawers, sink with drainer and mixer tap, space for cooker, part tiled walls.

### **Bathroom**

Vinyl flooring as laid, opaque double glazing to rear aspect, panelled bath with shower attachment, radiator, wash hand basin, WC.

## **FIRST FLOOR**

### **Bedroom**

Carpet as laid, radiator, double glazing to front aspect, storage cupboard.

### **Bedroom**

Carpet as laid, radiator, double glazing to side aspect, integrated wardrobes, storage cupboard.

### **Bedroom**

Carpet as laid, radiator, double glazing to rear aspect.

### **Bedroom**

Carpet as laid, radiator, double glazing to rear aspect.

## **EXTERNALLY**

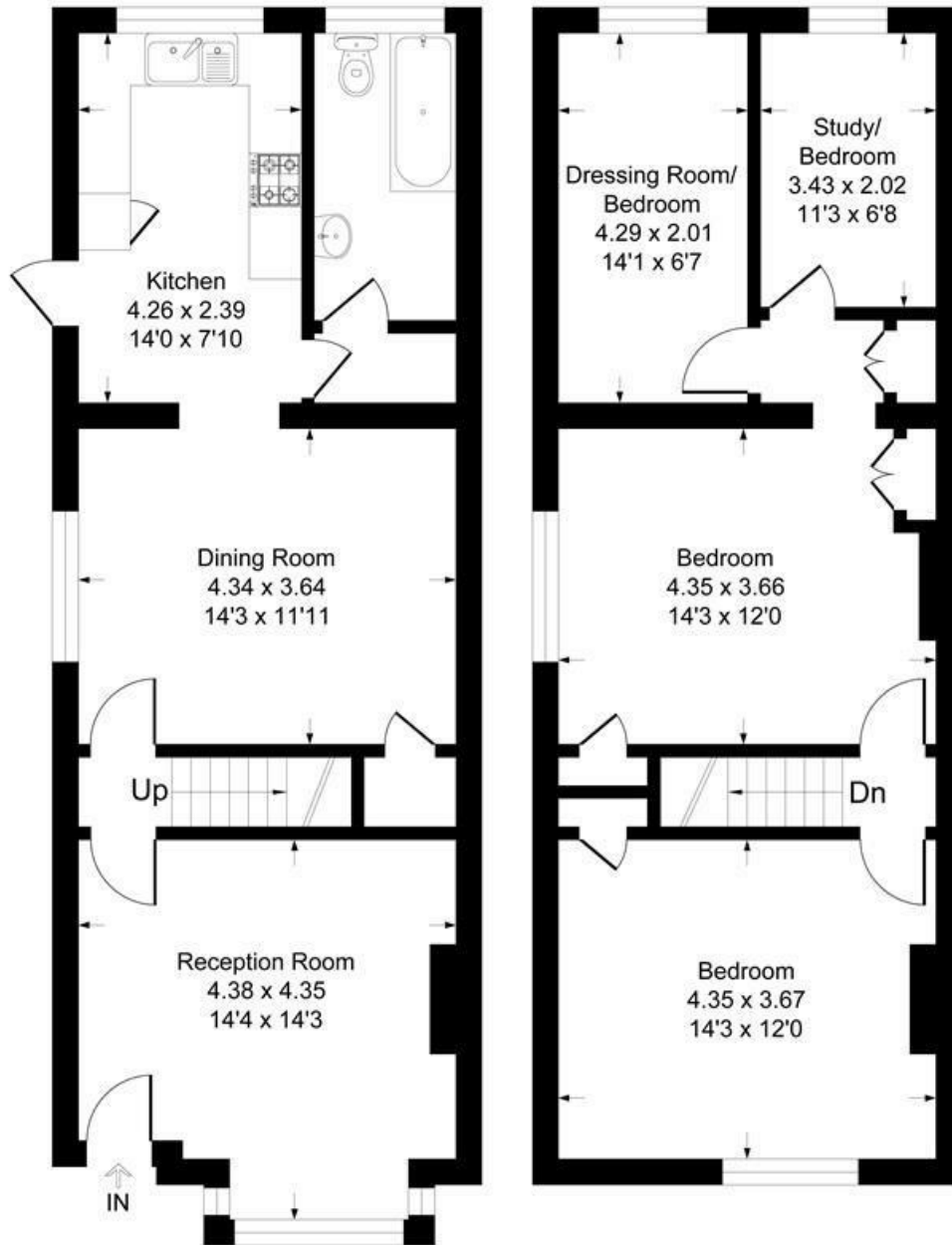
The property benefits from a spacious frontage that comprises a driveway for 2-3 cars and a front lawn. The side access takes you to the beautifully placed rear garden with lawn as laid, surrounding shrubbery and a timber built shed.





# Noahs Ark, TN15

Approximate Gross Internal Area 114.1 sq m / 1228 sq ft



**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.  
Produced By Planpix

[www.kings-estate-agents.co.uk](http://www.kings-estate-agents.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Station Parade, London Road, Sevenoaks, Kent,  
TN13 1DL  
T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

