KINGS



Kings are delighted to offer to market this spacious and well placed three bedroom semi detached home that benefits from a ground floor comprising entrance hall, living room, downstairs cloakroom, large conservatory extension and kitchen / diner. The first floor comprises the landing, two double bedrooms, single bedroom and a family bathroom. Externally, the foot of the rear garden offers stunning views to enjoy all year round and has a lawn as laid with adjacent patio area. The driveway can accommodate up to six cars and the front of the house also benefits from views of the downs.

The property can be found in the heart of West End, Kemsing, situated at the foot of the North Downs, with wonderful walks on the doorstep, as well as easy access to all the village amenities including Kemsing Primary School, which is under a mile walk from the property. Additional amenities include the full parade of shops at Dynes Road and the local Londis convenience store, while commuters are well catered for, courtesy of 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. A wider array of all shopping, social, leisure and educational facilities (including the two Grammar Schools) can be found in the neighbouring town of Sevenoaks. Viewing comes highly recommended by the sole selling agent to fully appreciate this wonderful family home its location.

89 West End

Kemsing, Kent, TN15 6QB Freehold

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Offers In Excess Of £585,000

GROUND FLOOR

ENTRANCE HALL
Flooring as laid, external entrance door, radiator.

GROUND FLOOR CLOAKROOM
Flooring as laid, wash hand basin, wc.

LIVING ROOM
Flooring as laid, radiator, entry to downstairs cloakroom, internal french doors and single door to conservatory.

CONSERVATORY
Flooring as laid, 2 x radiators, double glazed surround topped by double glazed pitched roof, french doors to adjacent patio.

KITCHEN / DINING ROOM
Flooring as laid, radiator, double glazing to front aspect, understairs cupboard, range of cupboards & drawers with worktops incorporated as well as sink & drainer with mixer tap, space for washing machine, cupboard for fridge & freezer, storage cupboard containing boiler, built in electric fan oven & four burner gas stove with overhead extractor unit.

FIRST FLOOR

LANDING
Carpet as laid, access to loft which is insulated and boarded as advised by the owner.

BEDROOM ONE
Carpet as laid, double glazing to front aspect, radiator.

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

BEDROOM THREE
Carpet as laid, radiator, double glazing to rear aspect, integrated wardrobe.

FAMILY BATHROOM
Flooring as laid, tiled walls throughout, opaque double glazing to front aspect, towel radiator, wc, wash hand basin with under cupboard, panelled bath with shower and glass screen.

EXTERNALLY

PARKING
Driveway can generously accommodate up to six cars and is privatised via a hedged perimeter.

GARDEN
Benefits from a shed, lawn as laid and patio surrounded by a hedged perimeter. The garden makes it easy to enjoy the beautiful views outback.





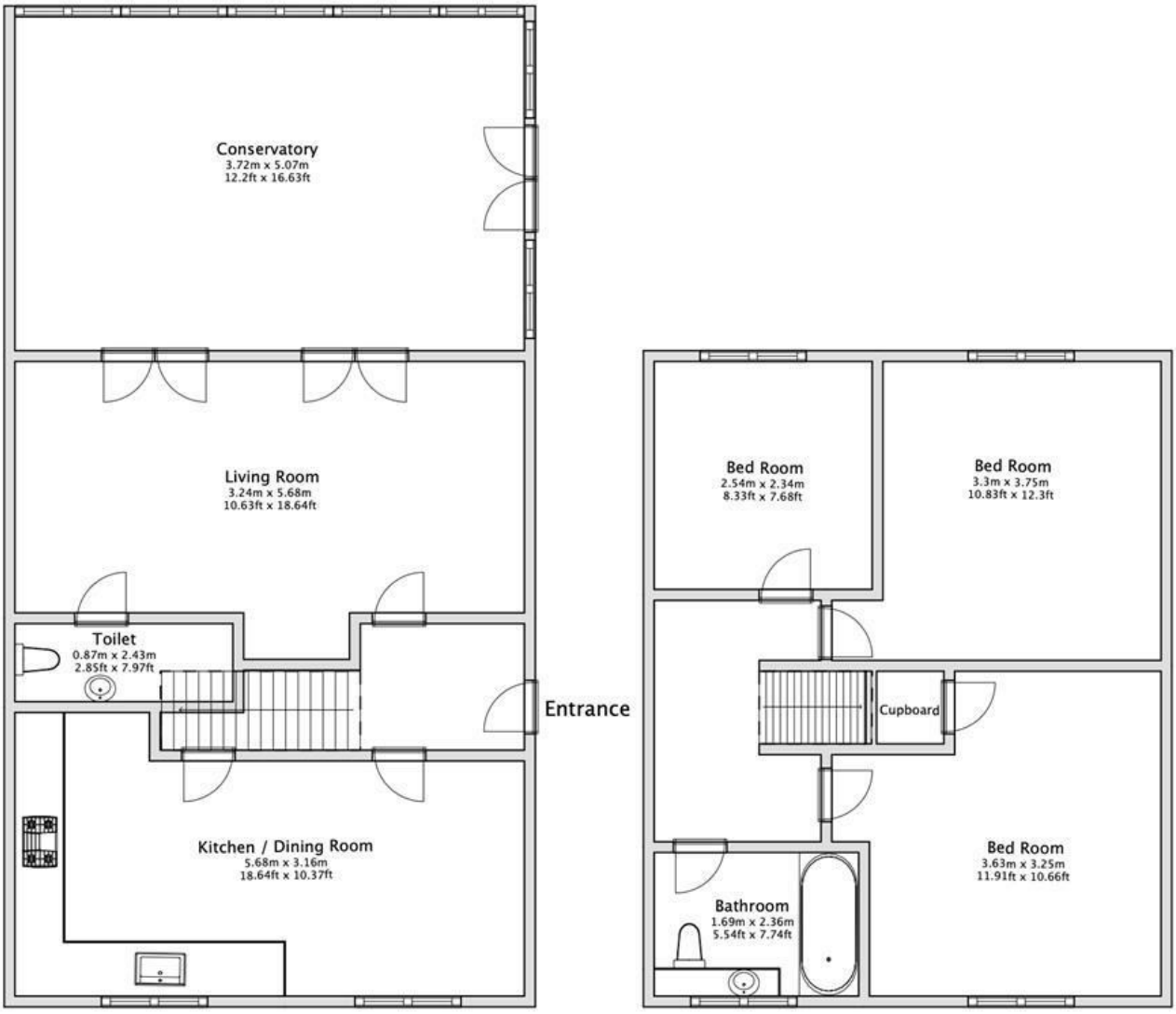





89 West End

Approximate total internal area:
98.84m2 (1063.9sqft)

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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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.

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