



A well presented three bedroom semi-detached family home, forming part of this exclusive cul-de-sac of just ten houses in the ever popular village of Kemsing. The property is conveniently located, such that it takes advantage of all doorstep amenities including the local parade of shops (0.2 miles), village primary school (0.9 miles), walks along the North Downs and a well used cut through to Otford mainline railway station with its excellent links to both London Victoria and Charing Cross. A wider array of all shopping, social, leisure and educational facilities can be found in the neighbouring town of Sevenoaks including beautiful Knole Park and a trio of excellent nearby secondary schools (Trinity School, Weald of Kent Grammar School and Tunbridge Wells Grammar School for Boys).

This well-planned and proportioned accommodation has recently undergone a thorough cosmetic refurbishment including new flooring throughout and currently comprises a welcoming entrance hall, full width sitting / dining room, modern fitted kitchen, three first floor bedrooms, family bathroom and separate WC. Additional benefits include a detached garage with carport and lengthy driveway providing parking for multiple cars, as well as lawned gardens front and rear. With potential for extension (subject to obtaining all relevant permissions) and offered for sale with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to appreciate all this comprehensive family home has to offer.

## 1 Boleyn Road

Kemsing, Kent, TN15 6RY Freehold



Guide Price £485,000

## **ENTRANCE PORCH**

Double glazed entrance porch with sliding double glazed entrance door to front, wood effect vinyl flooring, space for shoes / coats / pushchair etc.

## **ENTRANCE HALL**

Double glazed front entrance door with accompanying double glazed window to front, double radiator, newly fitted carpet, stairs to first floor landing with useful under stairs storage cupboards and doors off to both the reception room and the kitchen.

## **SITTING / DINING ROOM**

Spacious full width reception room has double glazed window to rear as well as accompanying double glazed French doors providing direct access to the rear garden. Two radiators, coved ceiling, newly fitted carpet, TV / telephone points and inset Dimplex fireplace with remote control operation.

## **KITCHEN**

Good size fitted kitchen has double glazed window to front and double glazed side door with external access to the carport. Double radiator, coved ceiling, wall mounted boiler, localised wall tiling in a brick bond pattern and attractive wood effect vinyl flooring. Modern kitchen boasts a series of matching wall and base units set with roll top work surfaces incorporating a one and a half bowl stainless steel sink unit and drainer. There is an integrated oven with four ring hob and overhead extractor, space for tall fridge freezer and plumbing for washing machine / dishwasher.

## **FIRST FLOOR LANDING**

Access hatch to loft storage area, fitted carpet and doors off to all rooms.

## **BEDROOM ONE**

Double bedroom with double glazed window to rear overlooking the garden, radiator, coved ceiling, newly fitted carpet and built in triple wardrobe with sliding fronts.

## **BEDROOM TWO**

Double bedroom with double glazed window to rear overlooking the garden, radiator, coved ceiling, newly fitted carpet and door to airing cupboard housing hot water cylinder.

## **BEDROOM THREE**

Single bedroom with double glazed window to front, radiator, coved ceiling and newly fitted carpet.

## **BATHROOM**

Opaque double glazed window to front, radiator, localised wall tiling and attractive wood effect vinyl flooring. Modern white suite comprises panel bath with wall mounted shower unit and wash basin with integrated storage cupboards beneath.

## **SEPARATE WC**

Opaque double glazed window to front, radiator, attractive wood effect vinyl flooring and low level WC.

## **GARAGE & PARKING**

There is a detached single garage adjacent to the rear of the property accessed via a lengthy driveway approach with gated access to covered carport. Parking exists for a minimum of three cars.

## **GARDEN**

The rear garden is set within a neatly fenced perimeter and is mainly laid to lawn with shrub borders. There is a terrace stretching across the rear of the property providing space on which to sit out and entertain, with access also to the covered carport.

## **ADDITIONAL INFORMATION**

Tenure is FREEHOLD

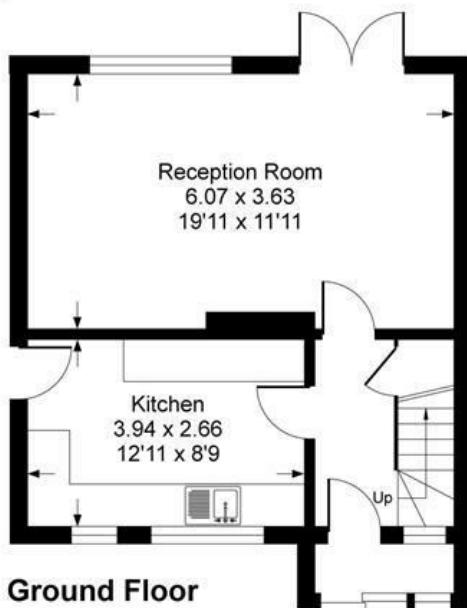
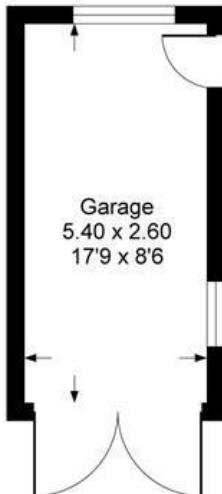
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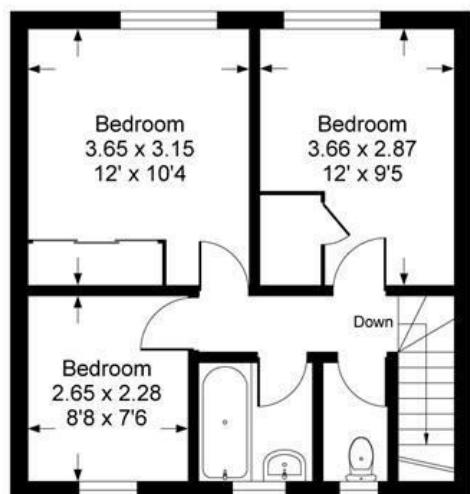


## Boleyn Road, TN15

Approximate Gross Internal Area = 80 sq m / 862 sq ft  
Approximate Garage Internal Area = 14 sq m / 151 sq ft  
Approximate Total Internal Area = 94 sq m / 1013 sq ft



**Ground Floor**



**First Floor**

IN

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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