



Mitchem Close, Sevenoaks, TN15 6HR
Guide price £550,000 - £600,000 Freehold

Guide Price £550,000 - £600,000. The Homes Group are delighted to offer to the market this rarely available and extended four double bedroom detached house located in a sought after cul-de-sac in West Kingsdown. The property has the added benefit of no forward chain.

The accommodation comprises of an 11' x 8' entrance hall, a 20'10 x 14'11 living room which overlooks the garden and has a door into the 11'8 x 7'5 office / study. There is a separate 11'5 x 11'3 dining room and an 11'7 x 10'4 kitchen plus a cloakroom on the ground floor too.

On the first floor the galleried landing has doors leading to all four bedrooms and the family bathroom which has a bath and separate shower cubicle.

To the rear is a 30' x 30' garden and to the side is the 17'6 x 8'9 garage in front of which is a driveway for one to two cars.

Entrance Hall

11' x 8' (3.35m x 2.44m)

Ground Floor Cloakroom

Living Room

20'10 x 14'11 (6.35m x 4.55m)

Dining Room

11'5 x 11'3 (3.48m x 3.43m)

Office / Study

11'8 x 7'5 (3.56m x 2.26m)

Kitchen

11'7 x 10'4 (3.53m x 3.15m)

Landing

13'6 x 8'7 (4.11m x 2.62m)

Bedroom One

12'10 x 10'3 (3.91m x 3.12m)

Bedroom Two

11'5 x 9' (3.48m x 2.74m)

Bedroom Three

10'5 x 8'10 (3.18m x 2.69m)

Bedroom Four

10'3 x 9'1 (3.12m x 2.77m)

First Floor Bathroom

8'2 x 6'7 (2.49m x 2.01m)

Rear Garden

30' x 30' (9.14m x 9.14m)

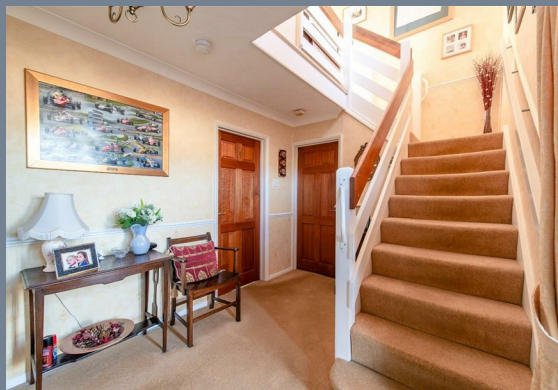
Garage to Side

17'6 x 8'9 (5.33m x 2.67m)

Driveway

Tenure - Freehold

Council Tax - Band F







Total area: approx. 127.4 sq. metres (1371.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.