



Ibbett Mosely

26 West End, Kemsing, Sevenoaks,
TN15 6PX



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A SUPER 2 BEDROOM PROPERTY WHICH HAS BEEN RENOVATED THROUGHOUT TO A HIGH SPECIFICATION - NO ONWARD CHAIN £440,000

- 2 Bedrooms
- Bath/Shower Room
- Open Plan Sitting/Dining Room/Kitchen
- Utility Room
- Downstairs Cloakroom
- Rear Garden with Workshop/Garden Room
- Off road parking for 2 vehicles
- Walking distance to convenience store and local public house/restaurant
- NO ONWARD CHAIN

A SUPER 2 BEDROOM PROPERTY WHICH HAS BEEN RENOVATED THROUGHOUT. OFF ROAD PARKING FOR 2 VEHICLES - NO ONWARD CHAIN £440,000

DESCRIPTION

This super 2 Bedroom property comes onto the market after being renovated throughout by the present owner with much thought and attention to detail throughout. The Open Plan Sitting/Dining Room/Kitchen flows nicely on the ground floor. A comfortable Sitting Room benefits from a feature fireplace with log burning stove inset. The Kitchen has a comprehensive range of modern shaker style wall and base units with integral appliances. Both Bedrooms and Bath/Shower Room are on the first floor. In our opinion the rear garden is a true feature of the property with a good sized patio providing a perfect setting for outdoor entertaining. The frontage has been carefully designed to provide off road parking for two vehicles on a block paved driveway with steps leading up to a front terrace with attractive Sandstone tiles and log store with slate canopy. Contemporary lighting gives a touch of warmth to this

attractive front feature. For a young couple looking to purchase their first home in this popular village, number 26 ticks all the boxes and deserves internal viewing to fully appreciate all that this home has to offer.

LOCATION

Kemsing is a vibrant village at the foot of the North Downs with a range of local shops, school, public house, church and library. A popular location for those who enjoy outdoor pursuits with many walks through the surrounding countryside and sports facilities close by. Kemsing has its own cricket club. There is a regular bus service from Kemsing to Sevenoaks. St Edith's Well can be found close to the High Street in Kemsing, Kent, Built into a wall at the side of the street, there is a plaque with an inscription, and in the garden behind is the famous holy well of St Edith of Kemsing, a 10th century Saxon nun. She was, according to legend, the illegitimate daughter of King Edgar and Queen Wulfthryth. The restored and nicely-kept well has a rather odd-shaped walled structure surrounding it and a metal grill covering the water. Some steps

descend down into the well, which it was claimed had miraculous healing powers; indeed, soreness and irritation of the eyes have been cured here, and the well has been a place of pilgrimage since medieval times. Otford Village is close by with a range of local shops, station and many highly regarded schools both state and private.

ENTRANCE

Through solid front door into:

HALL/STAIRS

Staircase leading to first floor. Laminate flooring.

OPEN PLAN SITTING/DINING ROOM/KITCHEN

Two double glazed windows to front. Feature fireplace with log burning stove inset. Deep understairs storage cupboard. Laminate floor. Television point. Two radiators. Leading through to a comfortable Dining Area/Kitchen. A comprehensive range of modern shaker style wall and base units with work surfaces over. Built in oven with 4 ring gas hob and extractor over. American style fridge/freezer. Ceramic sink with mixer tap. Double glazed window overlooking rear garden. Door leading to:

UTILITY ROOM

Door leading to rear garden. Space and plumbing for washing machine and tumble dryer. Work surface with cupboard under. Tiled floor. Small double glazed window to rear.

DOWNSTAIRS CLOAKROOM

Wash hand basin and WC. Down lighting. Tiled floor.

FIRST FLOOR

BEDROOM

Two double glazed windows to front. Television point. Two radiators.

BEDROOM

Double glazed window to rear. Radiator.

FAMILY BATH/SHOWER ROOM

Double glazed window to rear. Suite comprising: Panelled bath with shower and glass screen. Vanity unit with wash hand basin inset with mixer tap. WC. Cupboard housing Worcester boiler for central heating and hot water system. Tiled floor. Fully tiled surround.

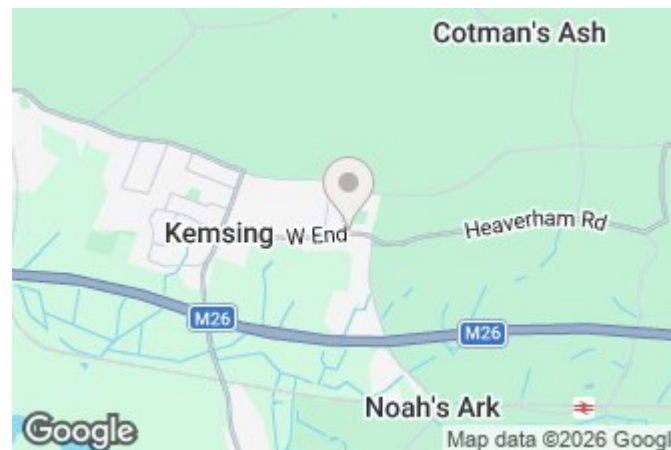
OUTSIDE

FRONT

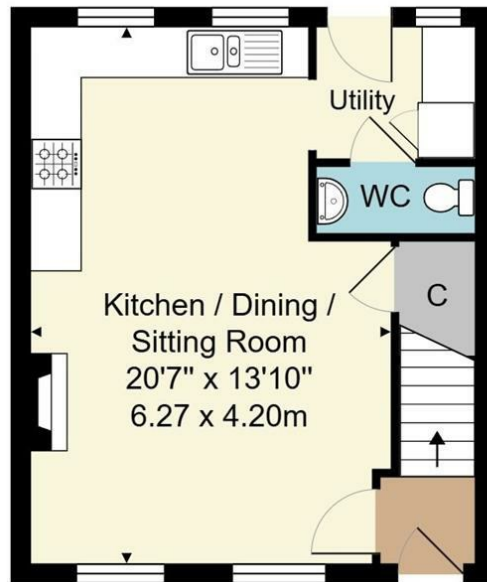
Newly laid block paved driveway providing off road parking for two vehicles. Sandstone steps leading to: FRONT TERRACE: Sandstone paving. Timber balustrade. Lighting inset. LOG STORE: slate canopy

REAR

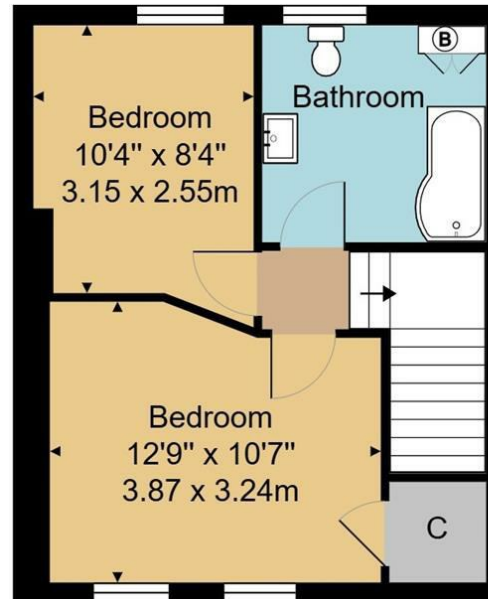
A spacious paved patio providing a perfect setting for outdoor entertaining. Lawn leading up to timber Workshop/Garden Room with light and power.



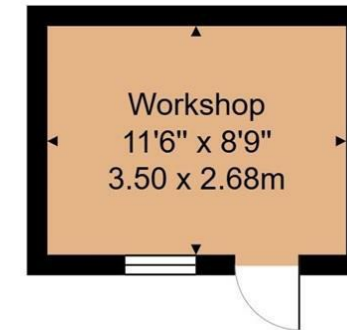
EPC Rating- C



Ground Floor



First Floor



Outbuilding

House Approx. Gross Internal Area
723 sq. ft / 67.2 sq. m

Outbuilding Approx. Internal Area
101 sq. ft / 9.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

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