



Ibbett Mosely

9 Chart View, Kemsing, Sevenoaks,  
TN15 6PP



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**A WELL APPOINTED 4 BEDROOM LINK DETACHED FAMILY HOME SITTING IN THE HEART OF THE VILLAGE. NO ONWARD CHAIN £695,000**

- Master Bedroom with En Suite Shower Room
- Dining Room
- Family Bathroom
- NO ONWARD CHAIN
- 3 Further Bedrooms
- Kitchen
- Car Port and Garage with additional Off Road Parking
- Sitting Room
- Cloakroom
- Well Maintained Rear Garden with far reaching views



**A WELL APPOINTED 4 BEDROOM LINK DETACHED PROPERTY SITTING IN THE HEART OF THE VILLAGE  
NO ONWARD CHAIN - £695,000**

### ENTRANCE

Through double glazed door into:

### ENTRANCE HALL

Staircase leading to first floor. Radiator.

### CLOAKROOM

Small double glazed window to side. Cloaks cupboard, WC and wash hand basin. Laminate floor. Radiator.

### SITTING ROOM

Double glazed bay window to front. Limestone fireplace with electric fire inset. Coved ceiling. Radiator. Folding doors leading to:

### DINING ROOM

Double glazed patio doors leading out to rear garden. Coved ceiling. Radiator.

### KITCHEN

Double glazed dual aspect windows to side and rear. Comprehensive range of wall and base units with laminate work surfaces over. Floor standing boiler. Ceramic sink unit with mixer tap. Stoves double oven cooker with 4 ring induction hob with extractor over. Integrated dish washer and fridge. Space and plumbing for washing machine. Tiled floor. Double glazed door leading out to side.

### FIRST FLOOR

#### LANDING

Airing cupboard housing hot water cylinder. Access to loft. Coved ceiling.

#### MASTER BEDROOM

Double glazed window to rear with far reaching views looking out to open fields. Space for large double wardrobe. Radiator. Door leading to:

#### EN SUITE SHOWER ROOM

Small double glazed window to side. Fully tiled surround. Shower cubicle with sliding door.



### BEDROOM

Double glazed window to front with far reaching views. Built in wardrobe. Radiator.

### BEDROOM

Double glazed window to side with far reaching views towards the hills.

### BEDROOM

Double glazed window to front with far reaching views. Built in wardrobe. Television point. Coved ceiling. Radiator.

### FAMILY BATHROOM

Double glazed window to side. Suite comprising: panelled bath with shower attachment and screen, wash hand basin and WC. Laminate floor. Radiator.

### OUTSIDE

#### FRONT

Driveway leading to entrance providing off road parking. Lawn to side. Outside light.

#### SIDE

Car Port with personal door to Garage. Step down to patio.

### ATTACHED GARAGE

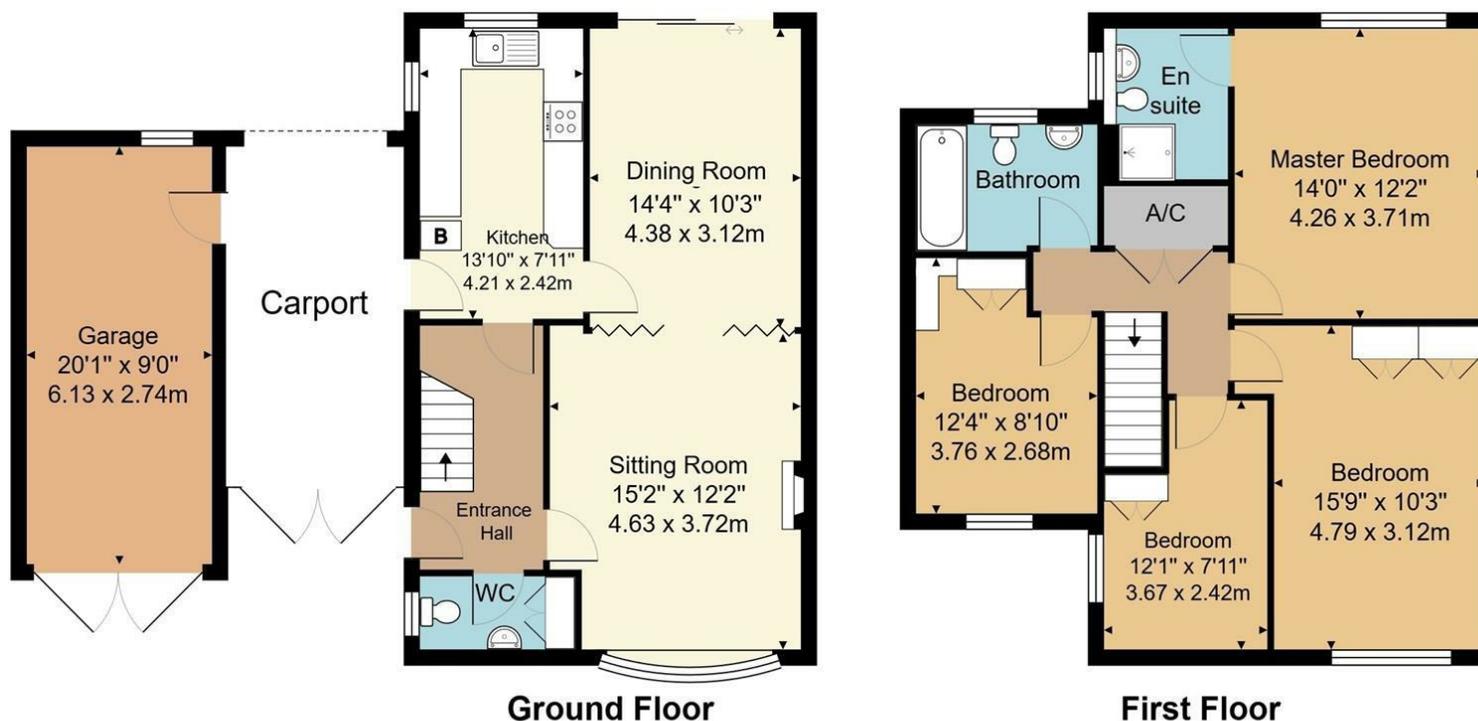
Double doors. Light & Power

### REAR

In our opinion the rear garden is a true feature of this property. A paved patio leading onto a well maintained lawn. Attractive bespoke wrought iron arched gateway and railings leading into upper garden, mainly laid to lawn and currently with a variety of spring flowers. A timber garden shed to side with shelving and work bench. Attractive water butt.



## EPC Rating- D



House Approx. Gross Internal Area 1281 sq. ft / 119.0 sq.m  
Garage Approx. Internal Area 181 sq. ft / 16.8 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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