



Ibbett Mosely

3 Wulfred Way, Kemsing, Sevenoaks,
TN15 6PR



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AN EXCEPTIONAL PROPERTY WHICH HAS BEEN RENOVATED THROUGHOUT TO A HIGH SPECIFICATION - NO ONWARD CHAIN Guide Price £495,000

- 2 Bedrooms
- Kitchen
- Rear Garden with Patio Area
- NO ONWARD CHAIN
- Open Plan Sitting/Dining Room
- Study Area
- Off Road Parking to front
- Family Bathroom
- Garage/Studio
- Renovated throughout to a high specification

AN EXCEPTIONAL PROPERTY WHICH HAS BEEN RENOVATED THROUGHOUT TO A HIGH SPECIFICATION - Guide Price £495,000
OPEN HOUSE EVENT - Saturday 20th September
- Call Ibbett Mosely 01959 5622164

DESCRIPTION

In our opinion this property is truly exceptional and has to be viewed internally to fully appreciate all that it has to offer. The bungalow has been renovated throughout to an extremely high specification and great attention to detail.

The Open Plan Sitting/Dining Room benefits from a feature brick fireplace with a cast iron log burner inset and log store to side. Patio doors lead out to the Patio area, a perfect location for outdoor entertaining. The Kitchen has been well designed with a comprehensive range of stylish units. There are two bedrooms and a Family Bathroom. The rear garden is mainly laid to lawn with a well appointed patio area providing a perfect location for outdoor entertaining.

LOCATION

Kemsing is a vibrant village with a range of local shops, school, churches 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. The village of Otford is close by with a number of boutique shops and tea rooms in the High Street with a wider range of day to day shopping facilities on The Parade including a post office and convenience store. There are a number of highly regarded schools in the area both state and independent including Sevenoaks School, St Michaels and Russell House Prep School. Otford has a station offering fast services to London on the London Bridge/Charing Cross line with links to the Dartford Crossing, Bluewater Shopping Centre and motorway access to both Gatwick and Heathrow Airports. Sevenoaks Town Centre is about 3 miles away and a wide range of shopping facilities, sports centre, cinema/theatre complex, restaurants and a mainline station with fast services to London on the

Charing Cross/Cannon Street line. The M25 motorway can be joined at the Chevening junction with links to the Dartford Crossing, Ebbsfleet and Bluewater Shopping/Leisure complex. Motorway access to both Gatwick and Heathrow airports.

ENTRANCE LOBBY

An attractive custom made oak open porch. Through solid oak door into:

ENTRANCE HALL

Radiator enclosed in a fret work cabinet. Solid oak flooring. Underfloor heating

OPEN PLAN SITTING/DINING ROOM

Double glazed patio doors leading out onto rear garden. Feature brick chimney breast with cast iron log burning stove inset with timber mantle. Radiator enclosed in fretwork cabinet. Exposed beams. Down lighting. Laminate floor.

KITCHEN

Double glazed window and door to rear. Comprehensive range of stylish wall and base units with work surface over. Range cooker with 5 ring gas hob and extractor over. Stainless steel sink unit with mixer tap. Integral washing machine enclosed in storage cupboard. Integral dish washer. Space for fridge freezer. Tall cupboard housing hot water cylinder.

BEDROOM

Double glazed window to front with blind. Built in wardrobe. Down lighting. Laminate floor.

BEDROOM

Double glazed door to front with blind. Range of built in wardrobes with sliding mirrored fronted doors. Laminate floor. Down lighting.

FAMILY BATHROOM

Double glazed window to side with blind. Suite comprising: Corner jacuzzi bath with shower attachment and glazed screen, wc. Custom made oak table with circular stone wash hand bowl and tap. Vertical radiator. Marble tiling surround. Underfloor heating.

STUDY AREA

Double glazed window to side.

OUTSIDE

FRONT

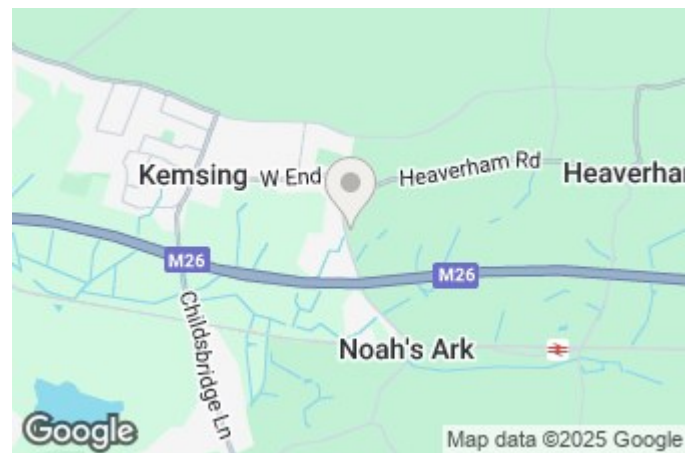
Driveway with off road parking.

REAR

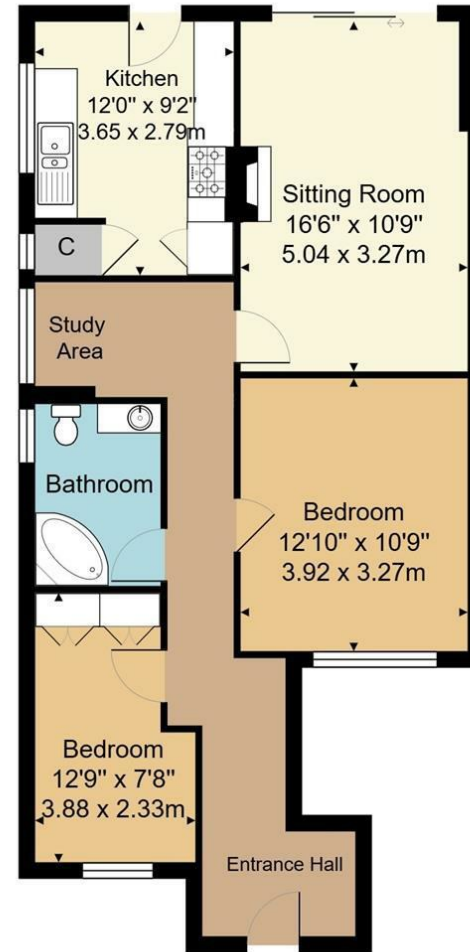
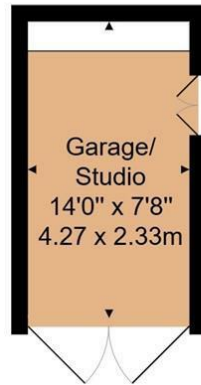
Paved patio area leading down to a well maintained lawn surrounded by a variety of shrubs and fruit trees. Timber shed.

GARAGE/STUDIO

Through double timber doors with double glazed door to side.



EPC Rating-



Bungalow Approx. Gross Internal Area
756 sq. ft / 70.3 sq. m

Garage/Studio Approx. Internal Area
107 sq. ft / 9.9 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

Otford 01959 522164

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