



**36 Childsbridge Lane, Kemsing, Sevenoaks, Kent, TN15 6QR**  
**£310,000**





## 36 Childsbridge Lane, Kemsing, Sevenoaks, Kent, TN15 6QR

A WELL PRESENTED 3 BEDROOM SEMI DETACHED PROPERTY WITH GARAGE AND OFF ROAD PARKING IN WALKING DISTANCE TO ALL LOCAL AMENITIES- NO ONWARD CHAIN

- 3 Bedrooms
- Bathroom
- Additional Off Road Parking
- Front & Rear Gardens
- Sitting Room
- Garden Room/Workshop
- Gas Central Heating
- Kitchen
- Garage
- Cloakroom

### DESCRIPTION

A super 3 Bedroom Semi Detached family home ideally located in a popular location in the centre of the village and convenient for all local amenities including local school, station and shops. The property has been well maintained by the present owner offering comfortable accommodation with the benefit of garage and paved drive providing space for off road parking. There is scope to extend the kitchen into the Garden Room, subject to planning consent. The rear garden is secluded providing a perfect setting for outdoor entertaining. With NO ONWARD CHAIN we recommend early internal viewing.

### LOCATION

This super family home is ideally located in the centre of this popular village with its range of local shops, library, doctors surgery and primary school. The village of Kemsing is centred around St Ediths Well which is situated in the walled garden adjacent to the village War Memorial and is a shrine to St Edith who was born in Kemsing in AD961 and was regarded as a miracle worker.

Kemsing has a railway station with services to London on the Victoria Line. the adjoining village of Otford is close by and has a railway station serving Blackfriars and Victoria. Sevenoaks town centre is about 3 miles away with a wider range of shopping facilities and a main line station with peak hour services to London on the Charing Cross/Cannon Street line. There is access to the M25 at Chevening, Junction 5 allowing easy access to most of the major road networks. The Dartford River Crossing, Gatwick and Heathrow airports.

### ENTRANCE PORCH

Double glazed surround. Through double glazed door into:

### ENTRANCE HALL

Stairs to first floor with understairs cupboard. Radiator.

### CLOAKROOM

Wash hand basin. WC. Small radiator.

### SITTING ROOM 23'7 x 11'7

Double glazed window to front. Double glazed



sliding patio doors leading to rear garden Gas fire sitting on raised hearth with timber mantle. Television point. Wall lights. Radiator.

#### **KITCHEN 10'6 x 8'5**

Double glazed window to rear. Comprehensive range of wall and base units with work surfaces over. Space for cooker. Space and plumbing for washing machine. Stainless steel sink unit with mixer tap. Floor standing boiler for central heating and hot water system. Door leading to:

#### **GARDEN ROOM/WORKSHOP**

Double glazed sliding patio door to rear garden. Light and power. Door leading into Garage.

#### **FIRST FLOOR**

##### **LANDING**

Double glazed window to side. Access to part boarded loft. Airing cupboard housing hot water cylinder with slatted shelving.

##### **FAMILY BATHROOM**

Double glazed window to rear. Suite comprising: corner shower bath with screen, wash hand basin, wc. Fully tiled surround.

##### **BEDROOM 10' x 9'**

Double glazed window to front. Range of fitted wardrobes to one wall. Radiator.

##### **BEDROOM 10'7 x 9'**

Double glazed window to rear. Television point. Radiator.

##### **BEDROOM 8'9 x 7'5**

Double glazed window to front. Built in cupboard/shelves. Radiator.

#### **OUTSIDE**

##### **FRONT**

Paved driveway leading to garage and entrance. Off road parking for two vehicles.

#### **GARAGE**

Up and over door. Light and power. Personal door to Garden Room.

#### **REAR**

A delightful rear garden which is mainly laid to lawn with raised flower bed and pathway leading to timber shed. Surrounded by a variety of shrubs and trees. Paved patio area.

#### **ROUTE TO VIEW**

From the Otford Office proceed northwards towards the village pond continue through the village turning right into Pilgrims Way East. Turn right into Childsbridge Lane and continue over the crossroads where the property will be found after a short distance on the right hand side.

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