



Legg & Co
SALES AND LETTINGS

Montfort Road | Kemsing
Sevenoaks | TN15

NO FORWARD CHAIN | MODERN BOILER | IMPROVED ELECTRICS | DECORATIVE IMPROVEMENT REQUIRED |

SCOPE FOR EXTENSION STPP | THREE BEDROOMS

ASKING PRICE £450,000 - FREEHOLD

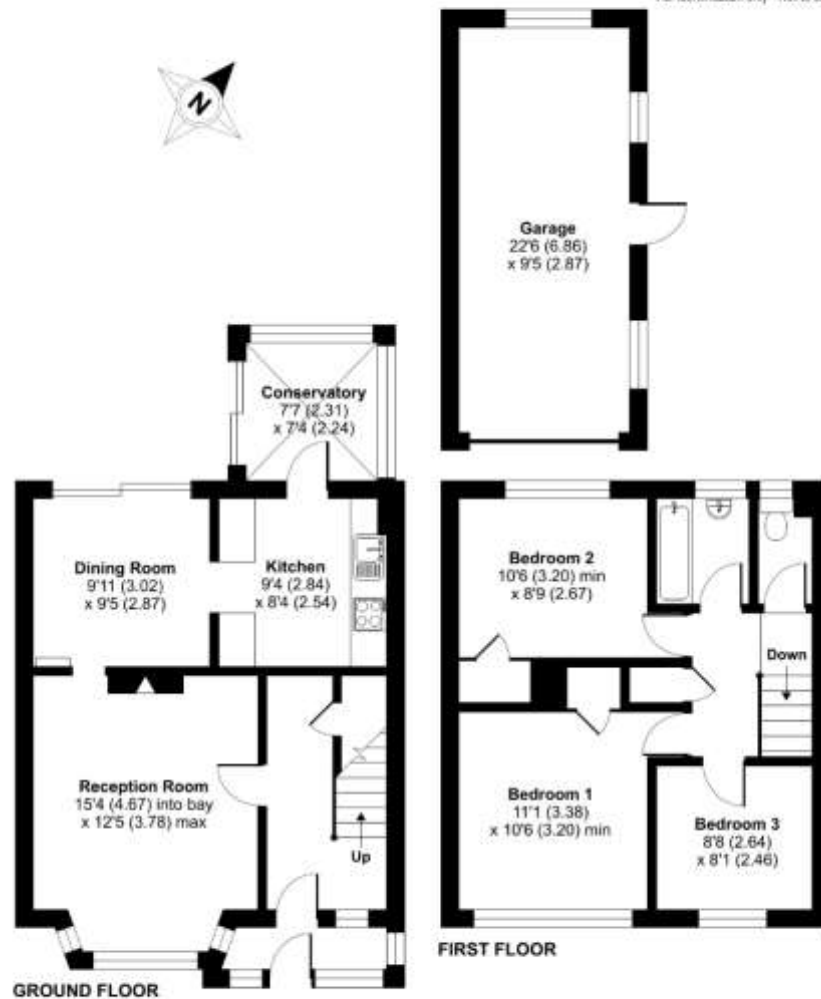
Legg & Co are delighted to offer for sale this three bedroom semi-detached house located in a quiet cul-de-sac in Kemsing. The property required decorative upgrades throughout and has had improvements made with the heating system and electrics. The property comprises: entrance porch, hallway with large under stairs cupboard, sitting room with bay window to front, dining room with sliding doors to the garden, kitchen with space for appliances, ample work surface and cupboards and there is a small conservatory with access to the garden. To the first floor there is a Master bedroom, further double bedroom and single bedroom each with fitted storage cupboards, on the landing is an airing cupboard housing the boiler, WC and separate bathroom. The loft has a ladder and is part boarded and insulated. Throughout the property is double glazed. Outside the property has a lovely private rear garden, a free standing garage with power and light, a driveway to the front and further parking in front of the garage. The property is situated in a prime position close to the centre of the historic village of Kemsing which lies in an Area of Outstanding Natural Beauty close to the North Downs. Kemsing and Otford stations are approximately a mile away and the M26 motorway network is also within close distance. Kemsing remains a firm favourite with young families with the excellent Kemsing primary school. Nearby Seal has a good array of shops and restaurants. A larger choice of shops and restaurants are available at nearby Sevenoaks which has a mainline station with regular trains to London.





Montfort Road, Kemsing, Sevenoaks, TN15

Approximate Area = 1011 sq ft / 93.9 sq m
 Garage = 213 sq ft / 19.8 sq m
 Total = 1224 sq ft / 113.7 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (incorporating International Property Measurement Standards (IPMS) Roundtable). ©拙拙拙 2022
 Prepared by Robert Legg Property Consultant REF: 881210



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Legg & Co Property Limited

Riverside House, River Lawn Road, Tonbridge, Kent, TN9
 01732 355049 | info@leggandco.com | www.leggandco.com

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

