



A WELL PRESENTED FAMILY HOME OF EXCELLENT PROPORTIONS

SPRING HEAD CLOSE, KEMSING, SEVENOAKS, KENT, TN15 6FE

Unfurnished, £2,400 pcm + fees and other charges apply.*

Available from 31/08/2019

• Well presented and spacious family home • 4 Bedrooms • Finished to a high specification throughout • Private close in a village location •
Otford station approx. 1.5 miles • Desirable off street parking and garage • EPC Rating = B • Council Tax = G



Description

An attractive detached family home benefitting from spacious and light living with a contemporary design.

The inviting entrance hall has a staircase rising to the first floor and provides access to the stylishly appointed cloakroom.

The reception rooms provide excellent areas for both family living and entertaining. The sitting room features a striking brick inglenook fireplace with an oak beam and a cast iron hood. Double doors open to the rear terrace. The dining room links with the kitchen to create a light open place space, ideal for both every day and more formal occasions. There is also a well proportioned front facing study.

The kitchen is fitted with a comprehensive range of wall and base cupboards. Granite work surfaces incorporate a twin bowl sink. Integrated appliances include a double oven, gas hob (with extractor fan over), combination microwave oven and dishwasher. There is a useful walk-in storage cupboard. The adjoining utility room is fitted with an additional base unit with work surface incorporating a sink. A rear door provides access to the garden.

The master bedroom is arranged over the first floor and includes two built in double wardrobes. It also benefits from a generous en suite with bath and shower facilities. There are three further double bedrooms, two of which enjoy an outlook to the rear garden. The well appointed family bathroom comprises a fitted bath with shower attachment, separate shower cubicle, wall mounted wash basin, heated towel rail and W.C.

The property benefits from a double garage and two parking spaces to the front. Access is also provided directly to the garden. There are well stocked shrub beds to the front with a high brick wall and a wooden gate providing access to the garden.

The rear garden continues around to the side of the property and boasts a paved terrace, an ideal area for al fresco entertaining with an adjoining path leading to the garage.



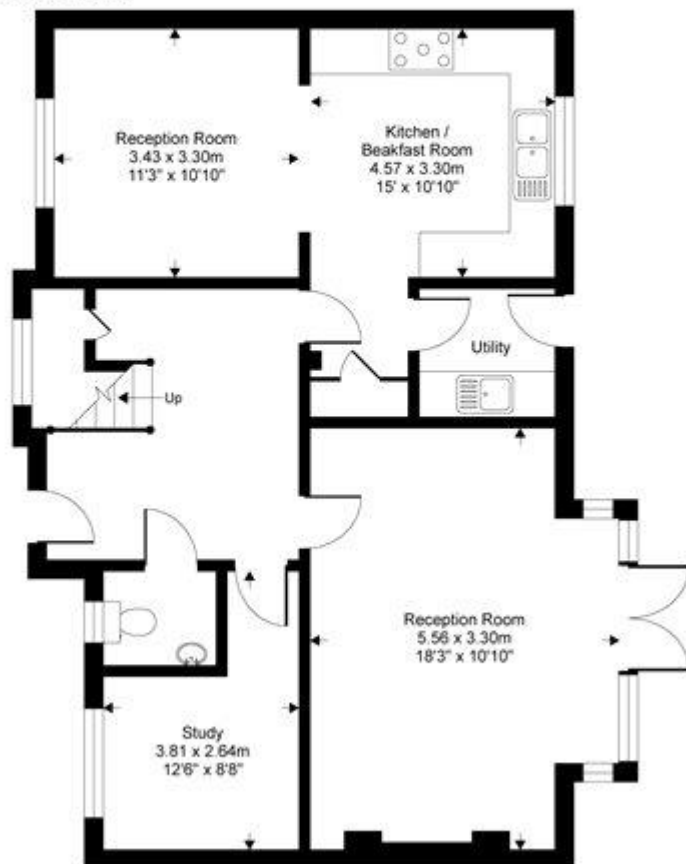
Spring Head Close, Kemsing TN15

Gross internal floor area (approx):

151.79 sq m / 1634 sq ft

For Identification only - Not to scale

Niche Communications



Situation

Spring Head Close is set within a residential close in Kemsing village, offering a pre-school, primary school, post office general store, newsagent, greengrocers, public house, vet and library. It also benefits from a mainline station servicing London Victoria. The neighbouring village of Otford is within 2 miles and provides additional local amenities.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

FLOORPLANS

Gross internal area: 1634 sq ft, 151.8 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(69-80) C		
(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		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190605MEHE

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Sevenoaks Lettings
Danielle Hardy
danielle.hardy@savills.com
+44 (0) 173 278 9760

savills.co.uk