



# Sunflower Lettings



## Sevenoaks

, Kemsing, TN15 6RA

Rental £2,495 pcm  
3 bedroom House available Now

Lime Tree Work Shop, 11 Lime Tree Walk, Sevenoaks, TN13 1YH

19 Crescent Road, Tunbridge Wells, Kent, TN1 2LU

info@sunflowerlettings.co.uk

01732 252022

Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30

Wed 09.00 - 17.30; Thurs 09.00 - 17.30

Fri 09.00 - 17.30; Sat 00.00 - 00.00; Sun Closed



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\* Unfurnished

### Situation

The property offers spacious accommodation with a contemporary kitchen/breakfast room with white cabinets and Bosch appliances including induction hob, oven, integrated dishwasher, washing machine and fridge freezer. The lovely reception room has space for a seating area and dining area and has French doors to the garden. There is also a downstairs cloakroom off the hall. Upstairs there are 3 double bedrooms, the master bedroom has a stylish ensuite shower room and there is a family bathroom with a white suite. The property is finished to a very high standard with grey carpets in the hall, reception room, stairs, landing and bedrooms and tiled floors in the kitchen and bathrooms. Kemsing village, has 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. Excellent Shopping in Sevenoaks (approx. 3.5 miles) Tonbridge, Tunbridge Wells and Bluewater Shopping Centre.

### Accommodation

All measurements are approximate.

### Further Information

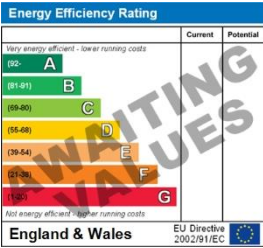
The deposit required is £2,596.15

The landlord is willing to rent this home to Employed

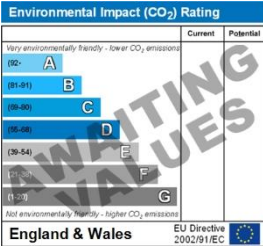
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: Sevenoaks

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Sunflower (South East) LTD, 2025.