



**Price**  
**£145,000**

2x  1x  1x 

**East Hill Park, Knatts  
Valley, Sevenoaks, Kent,  
TN15**

*Wards*  
Helping you move forwards



## Main features

- Pets allowed
- Private gated driveway with space for 2 cars
- Spacious interior with views across woodland
- Greenhouse included with shed
- Over 45s fully residential park home



## Transport Information

Train Stations: Otford 3.4 miles, Shoreham 4.0 miles, Kemsing 4.1 miles

## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 10'4 x 9'4 (3.15m x 2.85m)

Bedroom 1: 8'9 x 7'4 (2.67m x 2.24m)

Bedroom 2: 8'0 x 7'5 (2.44m x 2.26m)

Bathroom: 6'3 x 5'4 (1.91m x 1.63m)

Lounge: 19'4 x 12'2 (5.90m x 3.71m)

### OUTSIDE

Driveway

Garden

Call West Kingsdown - 01474 852816 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



14419904/20231028/YK/DW