



**Price**  
**£120,000**

2x  1x  1x 

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

*Wards*  
Helping you move forwards





## Main features

- Over 50s fully residential park home site
- Fenced off private rear garden with 2 sheds
- Parking available for guests
- Located in an area of outstanding natural beauty
- Recently refurbished with new carpets and ready to move



### Transport Information

Train Stations: Otford 3.0 miles, Shoreham 3.7 miles, Bat & Ball 3.7 miles

## Accommodation

### GROUND FLOOR

Lounge/Dining Room: (L-shaped) 17'6 at narrowest point x 8'8 (5.34m x 2.64m) plus 13'7 at widest point x 9'3 (4.14m x 2.82m)

Kitchen: 11'3 x 8'6 (3.43m x 2.59m)

Bedroom 1: 11'4 x 8'6 (3.46m x 2.59m)

Bedroom 2: 8'7 x 8'3 (2.62m x 2.52m)

Hallway

Bathroom: 7'8 x 5'9 (2.34m x 1.75m)

### OUTSIDE

Patio

**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



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