



**Price**  
**£325,000**

**Freehold**

2x  1x  1x 

**The Briars, West  
Kingsdown, Sevenoaks,  
Kent, TN15**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Close to village amenities
- Conservatory over looking garden
- Allocated parking space included
- Low maintenance private rear garden with shed for storage
- Quiet location at the rear of the development overlooking the green

## Accommodation

### GROUND FLOOR

Lounge: 14'6 x 11'0 (4.42m x 3.36m)  
 Kitchen: 11'0 x 7'9 (3.36m x 2.36m)  
 Conservatory: 11'2 x 8'2 (3.41m x 2.49m)

### FIRST FLOOR

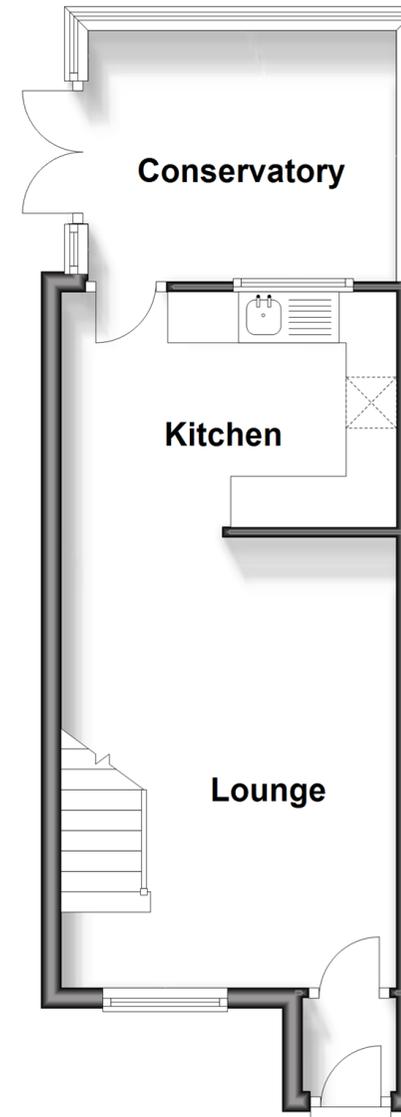
Bedroom 1: 11'3 x 7'10 (3.43m x 2.39m)  
 Bedroom 2: 7'11 x 6'0 (2.41m x 1.83m)  
 Bathroom: 7'11 x 5'0 (2.41m x 1.53m)

### OUTSIDE

Front Garden  
 Allocated Parking

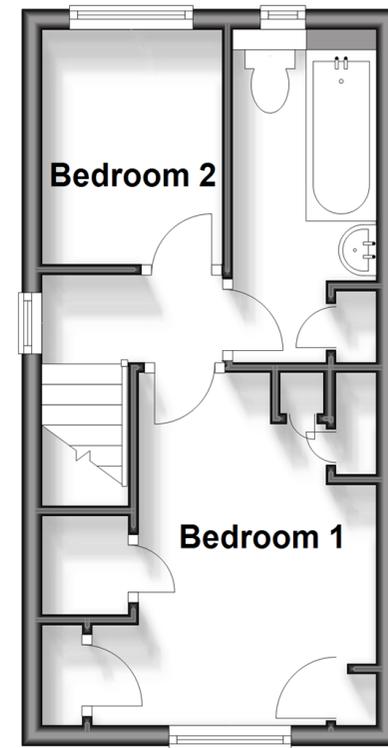
## Ground Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



## First Floor

Approx. 22.7 sq. metres (244.8 sq. feet)



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

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



14419936/20240125/YK/DW