



Otford Close, Tollgate Hill

Guide Price £375,000 – £400,000

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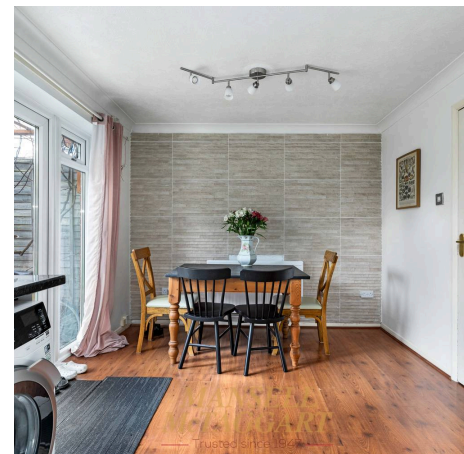
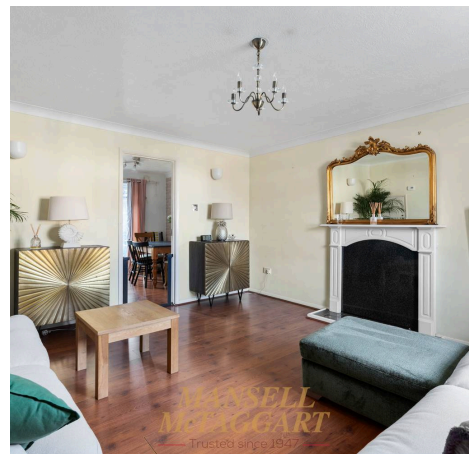


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- Link-detached
- Driveway parking
- Garage
- Downstairs W/C
- Two double bedrooms and one single bedroom
- Front and rear gardens
- Double glazed windows and gas fired central heating
- Council Tax Band 'D' and EPC 'C'

This 3-bedroom linked detached house is convenient and within the sought after location of Tollgate Hill and is a great choice for anyone looking for a convenient and attractive home. Upon entering the property, you are greeted with hallways space which provides access to the downstairs w/c, living room and stairs ascending to the first floor. The living space is located towards the front of the property. The room is of great proportions and is capable of holding two large sofas.

Heading towards the rear of the property, the open plan kitchen and dining room overlooks the rear garden. The kitchen has worktops and tiled surround, room for dishwasher, fridge freezer and washing machine. The dining room is of good size which currently holds a six-seater dining room table and provides access to the rear garden through the double French patio doors.

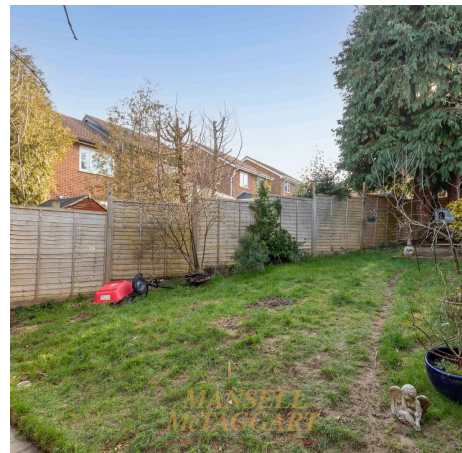


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The garden is a nice outdoor space with a small patio area surrounding the property and a separate grass area. The garden can also be reached from a side access by the garage which has been separated into party garage and part storage.

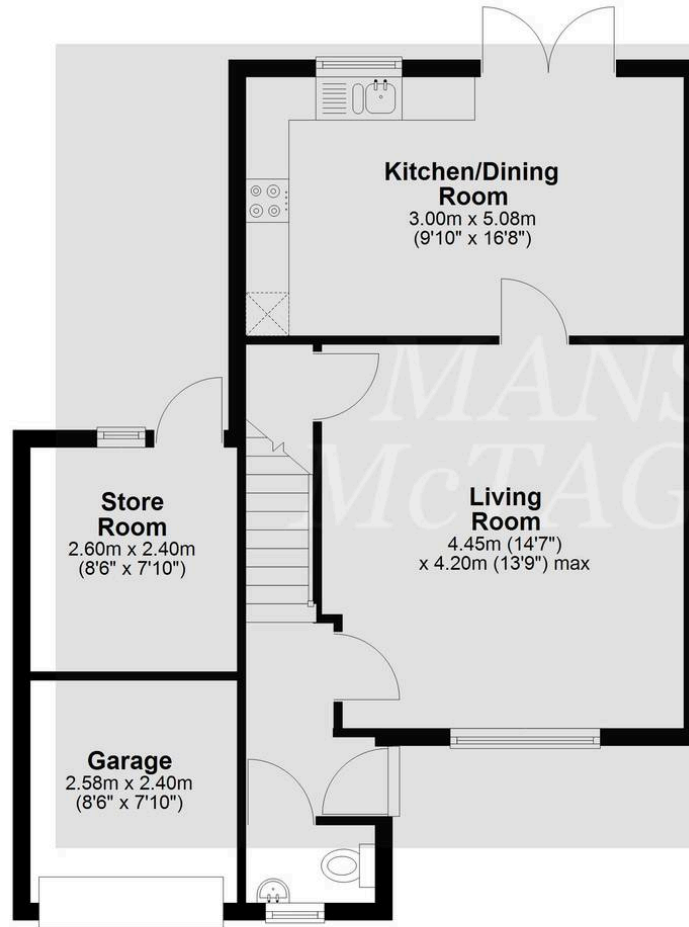
Upstairs, there are two double bedrooms, single bedroom and a family bathroom, with access to a loft. Bedrooms one and two are both of similar size, facing out onto the front and rear and both benefit from built in storage. Bedroom three is a good-sized single bedroom capable of holding a single bed alongside other freestanding furniture.

The property offers direct access to town centre and Gatwick via bus links, as well as being right next to A23/M23 commuter routes to London, Gatwick and Brighton. Also walking distance to the popular Tilgate Park.



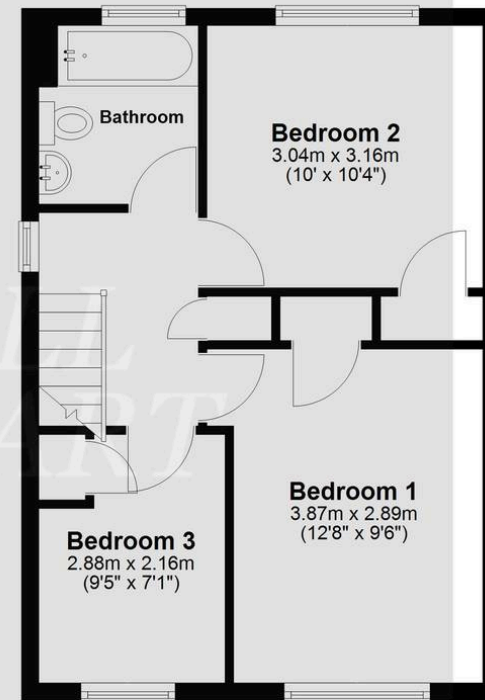
Ground Floor

Approx. 54.6 sq. metres (587.6 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 93.7 sq. metres (1008.7 sq. feet)

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