



Kings are delighted to bring to market this charming extended three bedroom semi detached home situated in the beautiful outskirts of Otford Village. The property comprises a welcoming entrance hall, downstairs cloakroom, spacious living room, dining room, kitchen, utility room all to the ground floor and three bedrooms, family bathroom and separate cloakroom to the first floor. One of the homes most stand out features is the 130ft (approx) rear garden which has been beautifully maintained and cared for. In the rear garden you will also find a detached, brick built workshop presenting the possibility of a studio or hobby room. The front of the property benefits from a driveway that is currently able to park two cars and also benefits from a useful side entry to the garden.

Otford is a renowned village on the outskirts of Sevenoaks and provides an array of shops, restaurants and recreational facilities as well as country walks. It also benefits from a main line train station offering services to London Victoria & and Charing Cross and is 0.9 miles (approx) from the property. The popular Otford primary school is nearby 0.6 miles (approx) as well as Russell House School 0.9 miles (approx) and St Michaels School 1.4 miles (approx). Offered with no onward chain, your viewing comes highly recommended by the sole selling agent to appreciate this wonderful property and location.

3 Rye Lane

Otford, Sevenoaks, TN14 5LU Freehold



£575,000

Ground floor

ENTRANCE HALL

Carpet as laid, external upvc front door, radiators, double glazed window to side aspect, carpeted staircase to first floor with understairs cupboard.

CLOAKROOM

Vinyl flooring as laid, opaque double glazed window to side aspect, radiator, tiled walls throughout, wc, wash hand basin.

LIVING ROOM

Carpet as laid, double glazed bay window to front aspect, radiators, central fireplace feature.

DINING ROOM

Carpet as laid, double glazed sliding doors to rear aspect, radiator.

KITCHEN

Tiled floor as laid, double glazed window to side aspect, a range of worktops, cupboards & drawers, electric fan oven, four burner gas hob with overhead extractor unit and splashback, radiator, sink & drainer with mixer tap, boiler, space for white goods.

UTILITY

Tiled floor as laid, opaque double glazed external door to rear aspect, double glazed window to rear, radiator, part tiled walls, countertop with sink & drainer including mixer tap, storage cupboards and space for white goods.

First floor

LANDING

Carpet as laid, double glazed window to side aspect, cupboard containing water tank, access to loft.

BEDROOM

Carpet as laid, double glazed window to front aspect, radiator, integrated wardrobe

BEDROOM

Carpet as laid, double glazed window to rear aspect, radiator, integrated wardrobe.

BEDROOM

Carpet as laid, double glazed window to rear aspect, radiator.

BATHROOM

Vinyl flooring as laid, tiled walls throughout, opaque double glazed window to front aspect, radiator, wash hand basin, panelled bath with shower connection.

CLOAKROOM

Vinyl floor as laid, opaque double glazed window to side aspect, radiator, wc, wash hand basin, part tiled walls.

Externally

REAR GARDEN

Beautifully landscaped rear garden with a vast range of shrubbery and flowers, two sheds, greenhouse, patio adjacent to rear, detached brick built workshop.

FRONTAGE

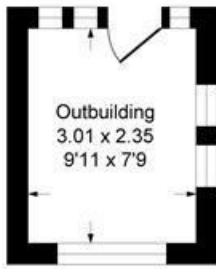
Lawn as laid with surrounding flowerbeds and driveway for 2-3 cars.





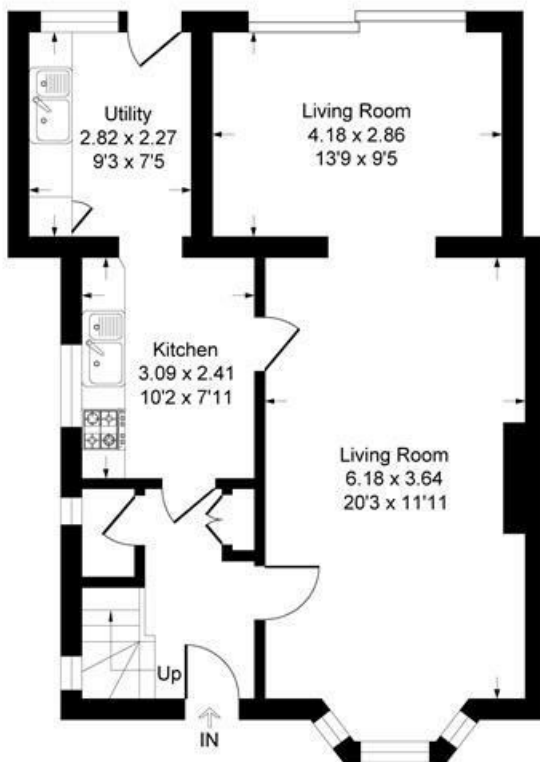
Rye Lane, TN14

Approximate Gross Internal Area
98.2 sq m / 1058 sq ft
Outbuilding = 7.0 sq m / 76 sq ft
Total = 105.3 sq m / 1134 sq ft

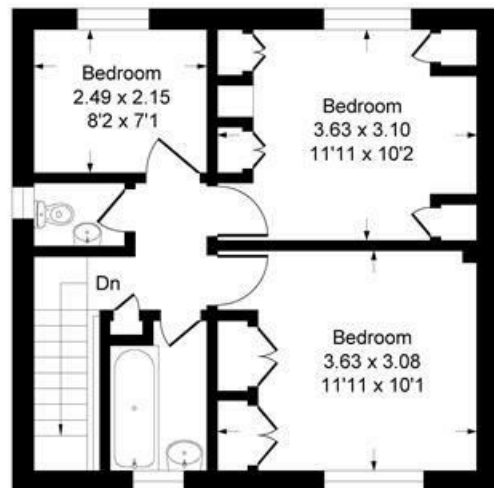


Outbuilding

Garden
39.90 x 8.50
130'11 x 27'11
(Approx)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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