



A superb 2 bedroom detached bungalow family home forming part of Telston Lane within the picturesque and highly desirable village of Otford. The property is set within easy reach of the local newsagent, Otford village centre with its array of boutique shops and charming pub / restaurants, as well as the mainline rail station providing fast and frequent links to both London Victoria and Charing Cross. In addition to the well respected primary school, there is a wide selection of excellent schools locally as well as an extensive array of shopping, social and leisure facilities in the neighbouring town of Sevenoaks.

The property comprises a welcoming entrance hall leading to the two spacious bedrooms, family shower room and living area which is partly open to the stunning shaker range kitchen. Externally, there is a spacious and very pleasant rear garden and driveway and attached garage to the front aspect. Viewing is highly recommended by the sole selling agent to appreciate this high specification home and its surroundings.

## 40 Telston Lane

Otford, Sevenoaks, TN14 5JX Freehold

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£625,000

**ENTRANCE HALL**

Carpet as laid, radiator, entry to all rooms, access to loft.

**MASTER BEDROOM**

Carpet as laid, double glazed bay window to front aspect, radiator, integrated wardrobes.

**BEDROOM**

Carpet as laid, double glazing to front aspect, radiator.

**SHOWER ROOM**

Tiled floor as laid and tiled walls throughout, walk in rainfall shower unit, wc, wash hand basin with surrounding vanity unit, double glazing to side aspect.

**LIVING ROOM**

Carpet as laid, double glazed french doors with bifold shutter blinds to rear aspect, central fireplace with brick surround.

**KITCHEN**

Tiled floor as laid, double glazing to side and rear aspect, external door to side aspect, range of worktops/cupboards/drawers, sink and drainer, integrated appliances include washing machine, dishwasher, fridge & freezer, electric fan oven, four burner gas hob overhead extractor unit, cupboard containing recently installed combination boiler.

**REAR GARDEN**

Spacious and maintainable rear garden with lawn as laid and patio.

**DRIVEWAY**

Ample driveway for three cars.



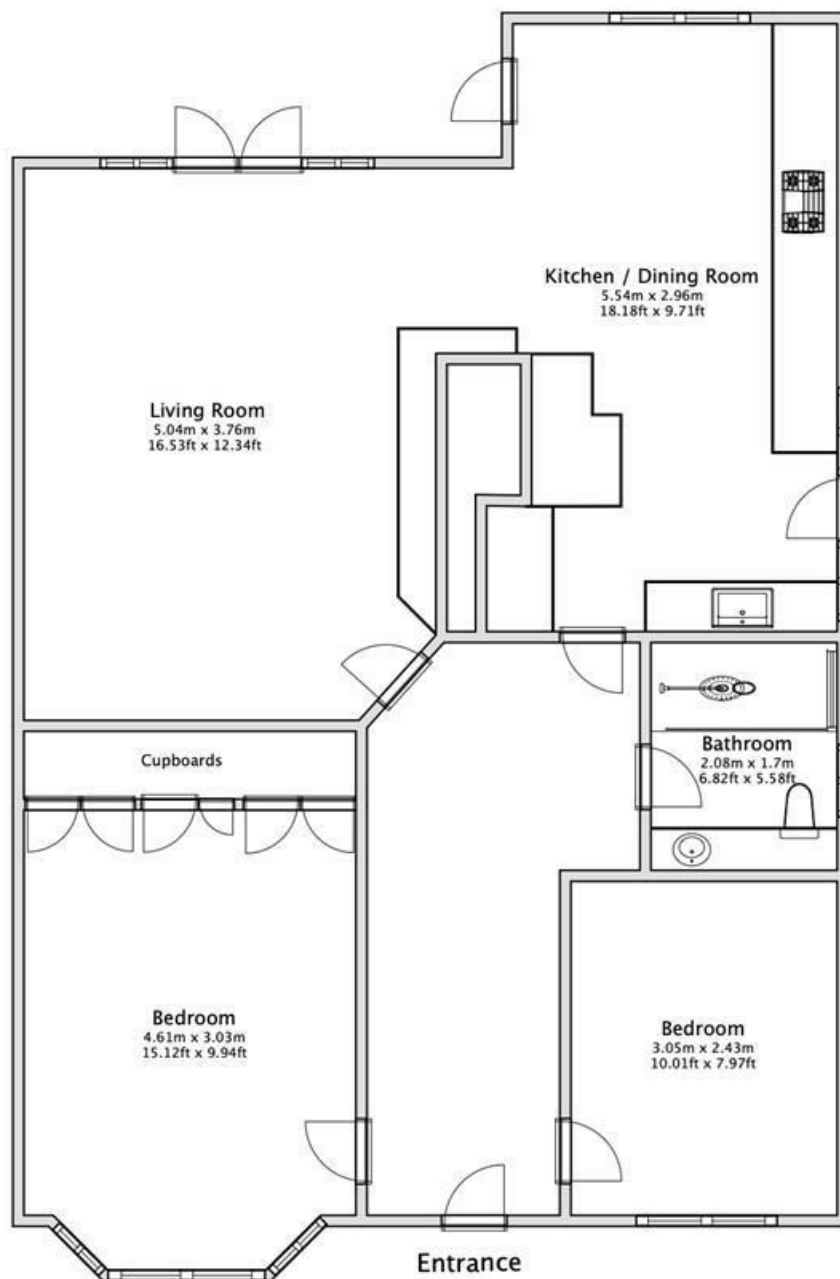




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Approximate total internal area:  
73.56m<sup>2</sup> ( 791.79sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



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