



Forming part of an exclusive cul-de-sac of executive style detached homes, this four double bedroom family home boasts 1941 sq.ft of accommodation and comes complete with a double detached garage providing a further 304 sq.ft. The property is located in the highly desirable and picturesque village of Otford and provides easy access to all village amenities including the highly regarded primary school (0.8 miles) , a series of boutique shops, pub / restaurants and the mainline rail station (1 mile) which provides fast links to both London Charing Cross and Victoria. A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, including two Grammar Schools and beautiful Knole Park.

The generously proportioned and well planned accommodation currently comprises a welcoming entrance hallway with wc off, bay fronted sitting room, separate dining room which shares a social open plan relationship with the family room / conservatory, designated study and fitted kitchen with utility room off. To the first floor there is the master bedroom complete with dressing room and ensuite facility, three further double bedrooms and the family bathroom. Additional benefits include the detached double garage with double width private driveway to the front and a secluded rear garden plot. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer and its excellent location.

3 Great Till Close

Otford, Kent, TN14 5LQ Freehold



Guide Price £1,100,000

ENTRANCE HALL

12'6" x 7'9"

Front entrance door with double glazed inserts and leaded light double glazed window to front, radiator, coved ceiling, luxury vinyl tile flooring, stairs to first floor landing with useful understairs storage cupboard and doors off.

GROUND FLOOR WC

8'5" x 3'6"

Double glazed leaded light window to side, radiator, continuation of luxury vinyl tile flooring, half tiled walls to dado height, white suite comprising concealed flush wc and pedestal wash basin.

STUDY

8'8" x 8'6"

Feature double glazed leaded light window to front, radiator, coved ceiling, newly fitted carpet, bespoke series of built in office furniture includes desk, storage cupboards / drawers and display unit.

SITTING ROOM

21'3" x 11'11"

Spacious principle reception room has feature double glazed leaded light bay window to front, double radiator, coved ceiling, newly fitted carpet, television point and coal effect gas fire with marble effect surround and hearth as focal point for the room. Part glazed double doors to the rear of the room provide access through to the dining room.

DINING ROOM

22'1" x 9'10"

Large second reception shares open plan social relationship with the kitchen. Coved ceiling, double and single radiators, luxury vinyl tile flooring, television point, return door to entrance hall and open plan access at rear to family room.

FAMILY ROOM

18'2" x 13'0"

Light and airy, the third reception room has double glazed door to side as well as double glazed French doors to rear providing direct garden access and double glazed windows also rear facing. Double radiator and continuation of luxury vinyl tile flooring.

KITCHEN

12'10" x 9'10"

Double glazed window to rear with aspect over garden and matching part glazed door to side, radiator, continuation of luxury vinyl tile flooring, coved ceiling, series of matching wall and base units with pull out larder unit and set with solid oak work surfaces incorporating 1½ bowl ceramic sink unit. Localised wall tiling in brick bond pattern. Integrated appliances comprise fan assisted oven in addition to combination oven, four ring hob and overhead extractor, fridge over freezer and dishwasher. Door to utility room.

UTILITY ROOM

6'7" x 5'2"

Radiator, continuation of luxury vinyl tile flooring. Range of wall units housing wall mounted boiler, solid oak work surface top with inset stainless steel sink unit, base storage unit as well as space / plumbing for washing machine and tumble dryer. Localised wall tiling in brick bond pattern.

FIRST FLOOR LANDING

Coved ceiling with access hatch to loft, newly fitted carpet, door to airing cupboard housing hot water cylinder, doors off.

MASTER BEDROOM

13'8" x 12'0"

Spacious double bedroom with double glazed leaded light window to front, two radiators, newly fitted carpet, television point and archway through to dressing room followed by en-suite.

DRESSING ROOM

7'10" x 7'0"

Inset light, newly fitted carpet and built in wardrobe to both sides of the room. Door leads to en-suite shower room.

EN-SUITE SHOWER ROOM

9'10" x 6'6"

Double glazed window to rear, heated towel rail, fully tiled walls, wood effect vinyl flooring, white suite comprising oversized step in shower cubicle with glass screen, overhead rainforest shower plus additional hand held shower attachment, flush wc and wash basin set in vanity surround with storage cupboards beneath.

BEDROOM TWO

14'9" x 10'0"

Double bedroom with double glazed window to rear, radiator, newly fitted carpet and series of built in wardrobe fittings to one wall.

BEDROOM THREE

13'0" x 9'3"

Double bedroom with double glazed leaded light window to front providing delightful aspect, radiator, newly fitted carpet and built in double wardrobe.

BEDROOM FOUR

12'0" x 10'0"

Double bedroom with double glazed window to rear, radiator, newly fitted carpet.

FAMILY BATHROOM

Opaque double glazed leaded light window to side, heated towel rail, localised wall tiling, shaver point, wood effect vinyl flooring, white suite comprising double ended bath with overhead rainforest shower plus separate hand held shower attachment and folding glass shower screen, concealed flush wc and wash basin set in vanity surround with integrated storage cupboards beneath.

DOUBLE GARAGE

Detached double garage has twin electrically operated up and over doors to front. Power and light connected, courtesy door to side and exterior. Double width driveway parking exists in front of the garage.

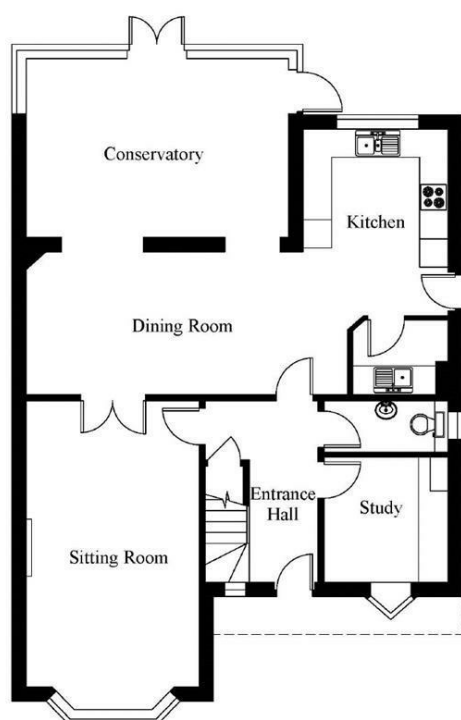
GARDEN

In addition to the driveway parking there is a lawned front garden with perimeter hedge and access path to the front door as well as side access with gate through to the rear garden (between the house and double garage). To the rear, the 50ft wide garden plot is predominantly laid to lawn with a paved patio terrace that provides an ideal area for seating and entertaining.

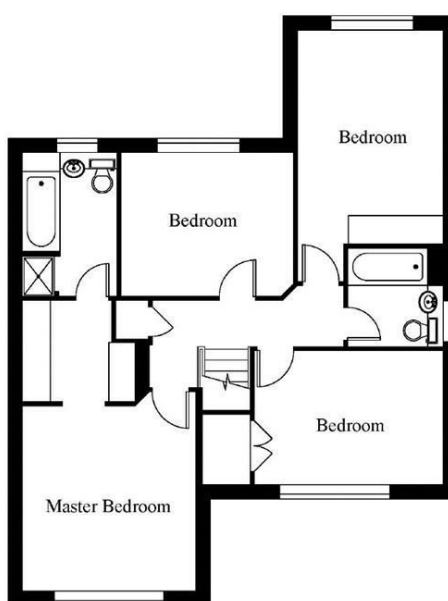




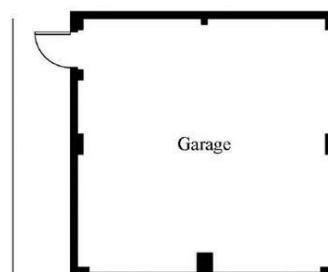
House - Gross Internal Area : 180.4 sq.m (1941 sq.ft.)
Garage - Gross Internal Area : 28.3 sq.m (304 sq.ft.)



Ground Floor



First Floor



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