



Ibbett Mosely

107 Willow Park, Otford, TN14 5NG



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A SUPER 3 BEDROOM SEMI DETACHED HOUSE OFFERING IMMENSE SCOPE FOR EXTENDING SUBJECT TO PP - GUIDE PRICE £500,000

- 3 Bedrooms
- Open Plan Sitting/Dining Room
- Kitchen
- Cloakroom
- Family Bathroom
- Good sized rear Garden
- Garage with Driveway providing off road parking
- Immense scope for extending subject to Planning Consent
- OPEN HOUSE EVENT



A SUPER FAMILY HOME OFFERING IMMENSE SCOPE FOR EXTENDING SUBJECT TO PP
Guide Price £500,000
OPEN HOUSE EVENT SATURDAY 18th MAY

DESCRIPTION

As sole agents we are delighted to present this super property which has been a much loved family home for many years. Situated in the much sought after Willow Park, the property now offers immense scope for extending subject to planning consent. In our opinion number 107 would suit a young family looking to settle in this popular village. The accommodation is arranged over two floors with a light and airy open plan Sitting/Dining Room on the ground floor looking out over the rear garden. The Kitchen also overlooks the rear garden. All three Bedrooms and Family Bathroom are on the first floor. The rear garden provides a perfect setting for outdoor entertaining or for young children to play in a safe outdoor space. With a large garage and off road parking for several vehicles we strongly recommend early viewing.

LOCATION

Otford village has a long history spanning back to the 6th Century when the Saxons settled there calling it Otta's Ford. There are a number of boutique shops in the High Street including tea rooms, antique shops, library, doctor's surgery and restaurants/public houses. Close by, The Parade provides a range of day to day shopping facilities including a post office and convenience store. There are many highly regarded schools in the village both state and independent. Otford railway station provides fast services to London on the London Bridge, Charing Cross line. For those who enjoy outdoor pursuits there are a number of footpaths throughout the surrounding countryside with several golf clubs close by. Otford is a vibrant village with a village hall, recreation fields and many activities and clubs for all ages. Sevenoaks Town Centre is just 3 miles away with a wide range of shopping facilities, sports centre, theatre/cinema complex, restaurants, coffee shops and a mainline station with services to London on the Charing Cross/Cannon Street line. The M25 motorway can be joined just to the west of Sevenoaks at Chevening. Junction 5 with access to Heathrow



and Gatwick airports including Bluewater Shopping Centre and the Dartford Crossing.

ENTRANCE

Through double glazed door into:

ENTRANCE HALLWAY

Staircase leading to first floor with under stairs cupboard. Radiator.

CLOAKROOM

Small double glazed window to side. Wash hand basin and WC.

OPEN PLAN SITTING/DINING ROOM

Double glazed window to front. Double glazed patio doors leading out into rear garden. Feature fireplace with Living Flame gas fire inset and attractive timber mantle. Television point. Wall lights. Radiator.

KITCHEN

Double glazed window to rear. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for cooker and fridge freezer. Double glazed door to side.

FIRST FLOOR

LANDING

Double glazed window to side. Access to loft. Airing cupboard with convector heater.

BEDROOM

Double glazed window to front. Fitted wardrobe. Radiator.

BEDROOM

Double glazed window to front. Radiator.

BEDROOM

Double glazed window to rear. Coved ceiling. Radiator.

FAMILY BATHROOM

Double glazed window to rear. Suite comprising: panelled bath, wash hand basin, wc. Fully tiled surround

OUTSIDE

FRONT

Mainly laid to lawn. Pathway leading to entrance. Long driveway providing off road parking for several vehicles.

GARAGE

Up and over door. Personal door to rear garden.

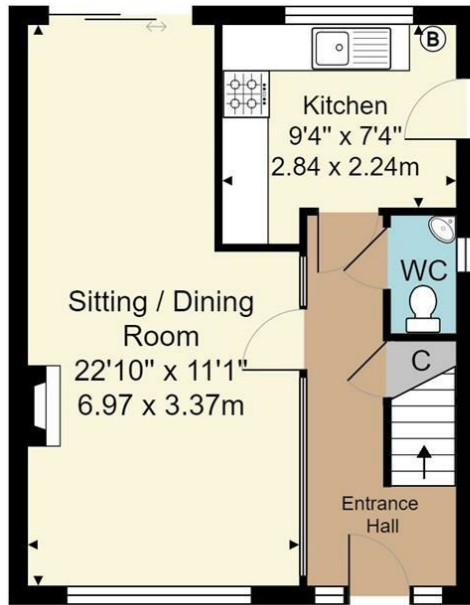
REAR

Timber gate to side. Paved patio area. Mainly laid to lawn surrounded by a variety of shrubs and colourful Spring flowers.

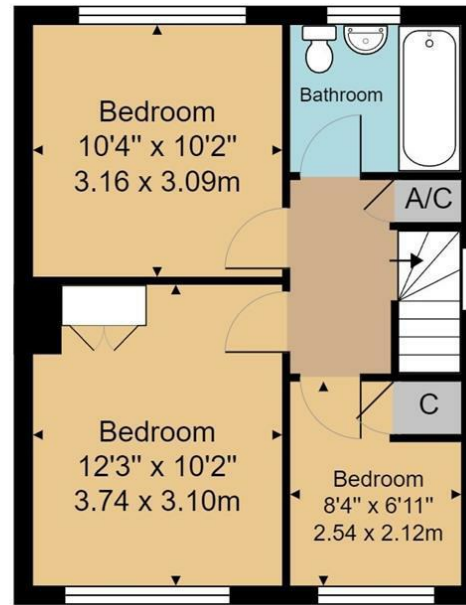
ROUTE TO VIEW

From the Otford Office proceed in a northerly direction towards the pond turning left into the High Street. Turn left into Rye Lane. Continue into Willow Park where the property will be found on the left hand side

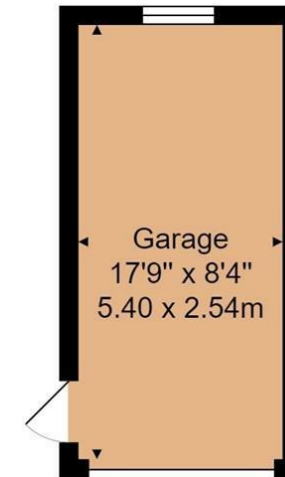




Ground Floor



First Floor



House Approx. Gross Internal Area 799 sq. ft / 74.2 sq. m
Garage Approx. Internal Area 147 sq. ft / 13.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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