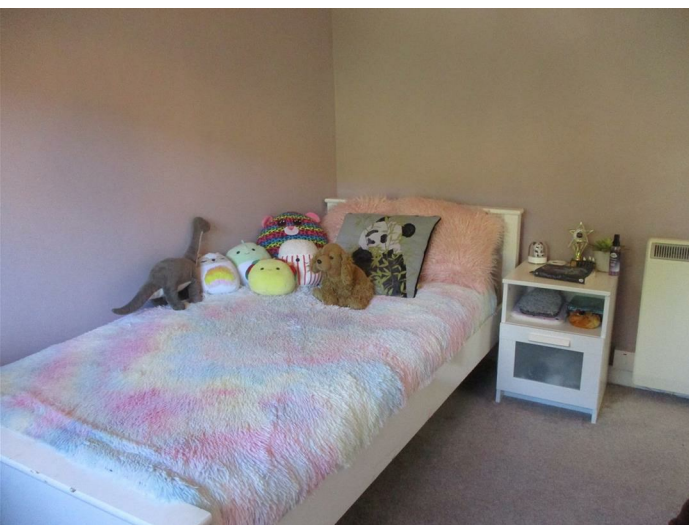




Ibbett Mosely

28, Bowers Road, Shoreham,
Sevenoaks, Kent, TN14 7SS



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A SUPER 3 BEDROOM PROPERTY SITTING IN A QUIET CUL DE SAC WITH AN ATTACHED, PARTIALLY COMPLETED EXTENSION OFFERING FLEXIBLE ACCOMMODATION - GUIDE PRICE £545,000

- 3 Bedrooms
- Downstairs Bath/Shower Room
- Attached 2 Bedroom extension/separate dwelling
- Sitting/Dining Room
- Off Road Parking
- Village Location
- Kitchen
- Stunning Far Reaching Views

A SUPER 3 BEDROOM PROPERTY WITH PARTIALLY COMPLETED EXTENSION TO SIDE. FAR REACHING VIEWS OVER OPEN COUNTRYSIDE £545,000

DESCRIPTION

This super family home sits in a small cul-de-sac in the very heart of this much sought after village and at the foot of the North Downs. Currently a 3 Bedroom Semi Detached House with an attached, partially completed extension which also has planning consent for a separate dwelling or can be incorporated into the current house to provide flexible family accommodation over two floors.

The rear garden is a true feature of the property providing a perfect setting for outdoor entertaining. The views are stunning, looking out over open countryside. In our opinion this is a rare opportunity to secure a family home in the popular village of Shoreham offering something a little unusual which can only be fully appreciated by early internal viewing. Call Ibbett Mosely for more details 01959 522165

LOCATION

The village of Shoreham sits in the Darent valley between Eynsford and Otford in the North Downs, an area of outstanding natural beauty. It is very popular with walkers who enjoy the many footpaths and designated walks through the surrounding countryside. The village has a railway station with services to London on the Blackfriars/Victoria line and on to St Pancras. There is a school, post office/general store and several public houses. Once the home of artist Samuel Palmer, Shoreham is a vibrant village with many societies and activities for all ages including the aircraft museum. Each year there are several summer events including the duck race and village fete. There are a number of highly regarded schools in the area both state and independent. Otford is just under 2 miles away with a wider range of shopping facilities, library doctors surgery and dentist. There are a number of boutique shops in the High Street with tea rooms and antique shops. The Parade has a range of useful shops including the Post Office, One Stop Shop and

Lodge Cafe. The M25 motorway can be joined just to the west of Sevenoaks at Chevening.

ENTRANCE

Through double glazed door into:

HALL/STAIRS

Staircase to first floor. Radiator

SITTING ROOM

Double glazed window to front. Open fireplace. Laminate floor. Television point

KITCHEN

Double glazed window to rear. Range of wall and base units with work surfaces over. Ceramic sink unit with mixer tap. Built in over with induction hob set into work surface. Space and plumbing for washing machine. Space for fridge/freezer. Walk in larder. Radiator. Slate floor. Door leading to: Currently a double glazed door leading to:

UNFINISHED EXTENTION/SEPERATE DWELLING

To be completed having planning consent for Sitting Room/Kitchen with 2 Bedrooms and Bathroom on first floor.

FAMILY BATHROOM

Suite comprising: panelled bath, vanity unity with wash hand basin inset, shower cubicle, wc. Slate floor.

FIRST FLOOR

BEDROOM

Double glazed window to front. Built in storage cupboard. Airing cupboard housing hot water cylinder. Radiator

BEDROOM

Double glazed window to rear with far reaching views over open countryside. Dimplex heater.

BEDROOM

Double glazed window to rear with far reaching views over open countryside.

OUTSIDE

FRONT

Off road parking.

REAR

Circular lawn providing a perfect setting for outdoor entertaining. Far reaching uninterrupted views over open countryside.

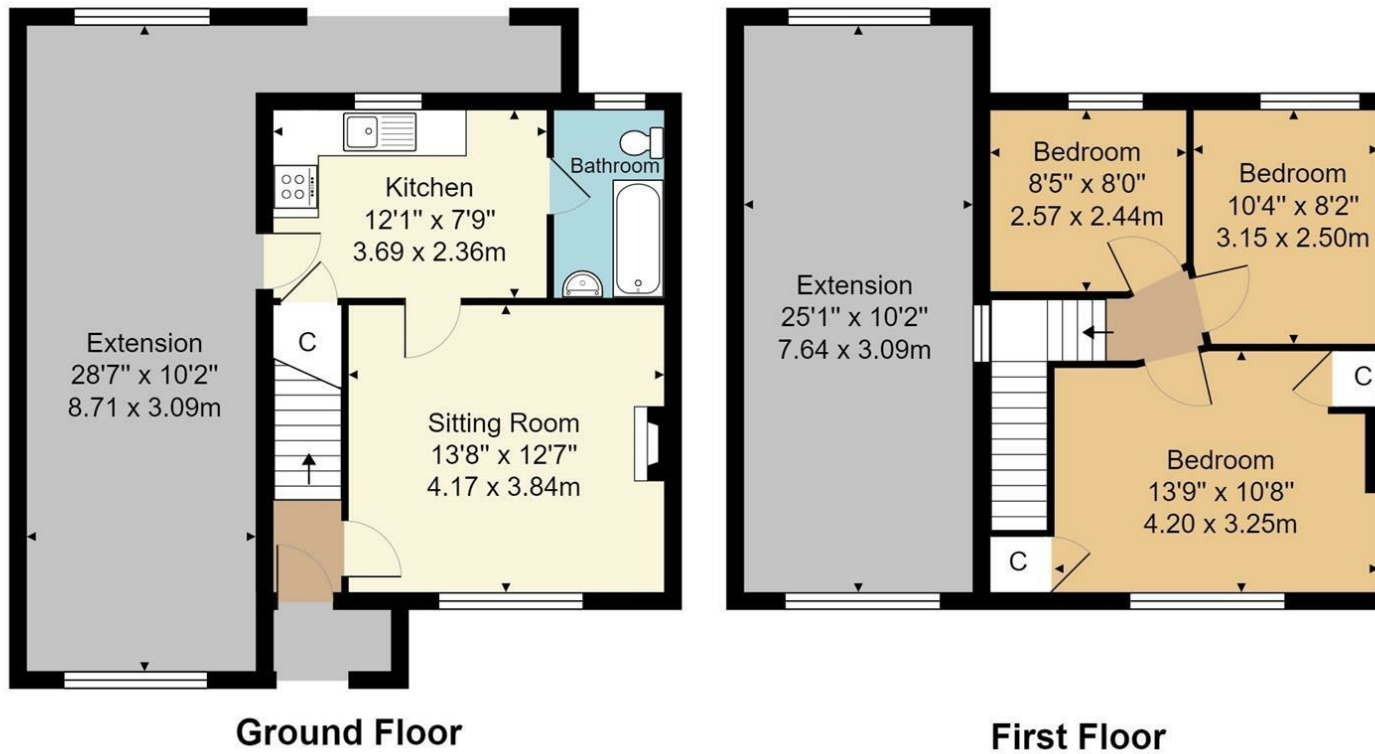
ROUTE TO VIEW

From the Otford office proceed in a northerly direction passing the station on the right hand side. Proceed along the Shoreham Road taking the left hand turning to Shoreham. Continue along Church Road turning left into High Street. Bowers Road will be found after a short distance on the right hand side

LANDING

Double glazed window to side. Access to loft which has planning consent.





House Approx. Gross Internal Area 738 sq. ft / 68.6 sq. m
Approx. Gross Internal Area (Incl. Extension) 1385 sq. ft / 128.6 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.

Ibbett Mosely

Otford 01959 522164

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www.ibbettmosely.co.uk