



Ibbett Mosely

55 Pilgrims Way West, Otford,  
Sevenoaks, TN14 5JQ





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**THIS DETACHED BUNGALOW COMES ONTO THE MARKET OFFERING IMMENSE SCOPE FOR RENOVATION/EXTENDING SUBJECT TO PP - NO ONWARD CHAIN**

- 3 Bedrooms
- Sitting Room
- Kitchen
- Conservatory
- Bathroom
- Garage with Off Road Parking
- Extensive Rear Garden
- Immense scope for renovation/extending
- Far reaching views to front
- NO ONWARD CHAIN

A RARE OPPORTUNITY TO ACQUIRE A DETACHED PROPERTY SITTING ON AN EXTENSIVE PLOT OFFERING IMMENSE SCOPE FOR EXTENDING SUBJECT TO PP - NO ONWARD CHAIN

### DESCRIPTION

This super property has been a much loved family home and comes onto the market for the first time in many years. In our opinion this is a rare opportunity to acquire a property sitting on such an extensive plot offering immense scope for renovation/extending subject to planning consent. With far reaching views to the front the property and in reach of local, shops, schools and station this property deserves viewing to fully appreciate all which it has to offer.... and more..... Several of the neighbouring properties have been extended to offer spacious family accommodation. NO ONWARD CHAIN

### LOCATION

Otford is a vibrant village offering a wide range of

facilities and clubs for all ages including the Memorial Hall which holds a number of events throughout the year and the Recreation Fields with tennis courts and convenient footpath to the neighbouring village of Shoreham. The village is known for its' many historic and period buildings and famous pond. There are a number of boutique shops in the High Street including tea rooms, restaurants and public house however on the nearby Parade are a number of day to day shopping facilities including a post office and convenience store. There is surgery, a library and nearby station providing services to London on the Victoria/Blackfriars line into St Pancras. Sevenoaks Town Centre is approximately 3 miles away with a wide range of shopping facilities, sports centre, theatre/cinema complex and mainline station with fast services to London on the Charing Cross/Cannon Street line. There are a number of highly regarded schools in and around the area both state and independent. The M25 motorway can be joined just to the west of Sevenoaks at Chevening, Junction 5.



### PORCH

Through double glazed door into:

### ENTRANCE HALL

Access to loft. Picture rail. Radiator

### SITTING ROOM

Double glazed patio doors into Conservatory. Tiled fireplace with electric fire inset. Radiator

### KITCHEN

Double glazed window to rear. Double glazed door to side. Comprehensive range of wall and base units with work surface over. Space for cooker. Stainless steel sink with mixer tap. Radiator.

### BEDROOM

Double glazed leaded light window to front. Picture Rail. Radiator.

### BEDROOM

Double glazed leaded light window to front. Range of built in wardrobes. Wash hand basin. Radiator.

### BEDROOM

Double glazed window to side. Picture rail.

### FAMILY BATHROOM

Double glazed window to side. Suite comprising: panelled bath, shower curtain /rail, wash hand basin, wc. Airing cupboard. Tiled floor. Radiator. Radiator.

### CONSERVATORY

Double glazed surround. Door to rear.

### OUTSIDE

### FRONT

Mainly laid to lawn surrounded by mature shrubs and trees. Attached garage. Off road parking.

### REAR

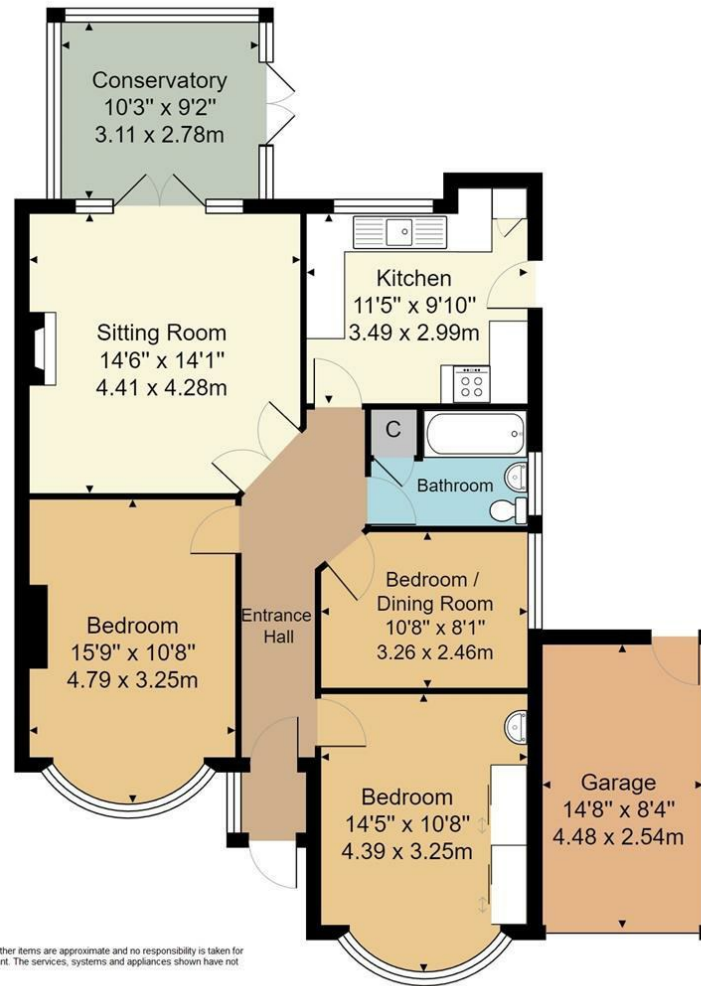
The rear garden is extensive, mainly laid to lawn surrounded by a variety of mature shrubs and trees. Immense potential for extending to rear subject to planning consent

### ROUTE TO VIEW

From the Otford office proceed in a northerly direction turning left into The High Street. Continue along passing Rye Lane and Willow Park on to Pilgrims Way West where the property will be found on the left hand side.



# EPC Rating- E



Bungalow Approx. Gross Internal Area  
970 sq. ft / 90.1 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
1102 sq. ft / 102.4 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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