



Ibbett Mosely

5 Warham Road, Otford, Kent, TN14  
5PF





## 5 Warham Road, Otford, Kent, TN14 5PF

**A SUPERB 3 BEDROOM PROPERTY SITTING IN ONE OF THE MOST SOUGHT AFTER ROADS IN OTFORD IN EASY WALKING DISTANCE OF ALL LOCAL AMENITIES, RAILWAY STATION AND SCHOOLS  
£600,000**

- 3 Bedrooms
- Family Bathroom
- Additional Off Road Parking
- Viewing Highly Recommended
- Sitting Room
- Rear Garden & Home Office
- Easy walking distance to village centre & Station
- Kitchen/Dining Room
- Garage
- Popular Cul de Sac Location

A SUPERB FAMILY HOME SITTING IN A MUCH SOUGHT AFTER CUL DE SAC, WITH FAR REACHING VIEWS AND IN WALKING DISTANCE TO ALL LOCAL AMENITIES - £600,000

### DESCRIPTION

As Sole Agents we are delighted to present this super family home sitting in one of the most sought after locations in the village, benefiting from far reaching views and being in easy walking distance to all local amenities, schools, shops, station and doctor's surgery. The property is presented to a high specification which can only be appreciated by internal viewing. Situated with views over the fields, we strongly recommend early viewing as properties in Warham Road rarely remain on the market for very long.

### LOCATION

The property sits in a much sought after location in easy walking distance to village centre, schools and station. Otford is a vibrant village with a number of historic buildings and the well known village pond

with its listed duck house. There are a number of boutique shops and tea room in the High Street with a variety of day to day shopping facilities just opposite on The Parade including a post office and convenience store. There are a number of activities and clubs for all ages with recreation fields and the Memorial Hall where a number of functions are held throughout the year. Otford station provides services to London on the Victoria/Blackfriars line taking about 30 minutes. Sevenoaks Town Centre is about 3 miles away with a wide range of shopping facilities including a sports centre, theatre/cinema complex, restaurants and a mainline station offering services to London on the Charing Cross/Cannon Street line. Easy access to the M25/M20 and all major road networks

### SITTING ROOM

Double glazed Georgian style bay window to front. Television point.

### KITCHEN/DINING ROOM

Double glazed Georgian style window to rear.

Seating area with extending table. Comprehensive range of wall and base units with granite extending work surface. Stainless steel sink inset with mixer tap. Integrated dishwasher and washing machine, fridge freezer and Bosch oven. 4 ring Halogen hob set into work surface with integrated extractor fan. Downlighting. Boiler. French doors to patio and fenced garden.

### LANDING

Access to loft with pull down ladder. Storage/Airing cupboard. Carpet.

### BEDROOM

Double glazed Georgian window to back overlooking the fields. Radiator. Carpet floors

### BEDROOM

Double glazed Georgian style window to front. Wardrobe. Carpet floor.

### BEDROOM

Double glazed Georgian style window to front. Wardrobes. Carpet floor.

### FAMILY BATHROOM

Double glazed Georgian style window to back. Tiled marble floor. Suite comprising: Rain shower with glass door. vanity unit with wash hand basin with draws under, lighted mirror and wc.

### FRONT

Flower borders to front door with front garden.

### REAR

Secluded garden which is mainly laid to lawn surrounded by a variety of shrubs, trees and flower borders. Patio. Garden Room/home office with power and lighting.

### Garden Home Office

Substantial 4mx3m Home Office with integrated shed, Power and Lighting. Installed by Johnsons under a year ago.

### GARAGE EN BLOCK

Up and over door. Additional off road parking

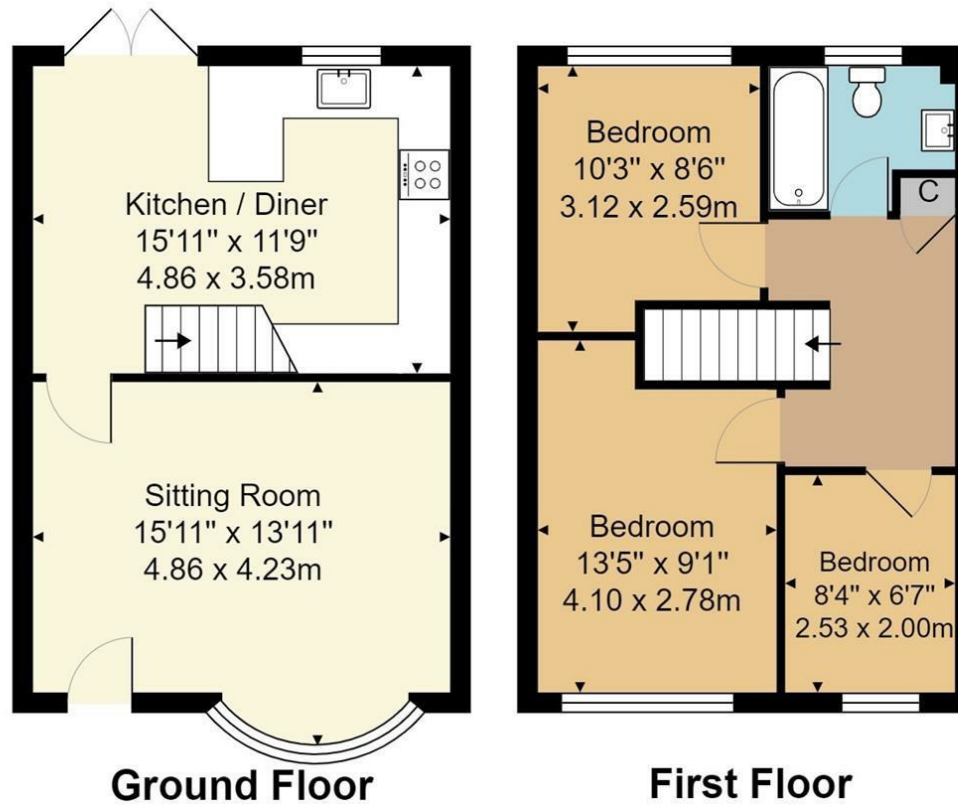
### ROUTE TO VIEW

From the Otford Office Warham Road is directly opposite The Parade. Number 5 is on the left hand side





## EPC Rating- C



Approx. Gross Internal Area 772 ft<sup>2</sup> ... 71.7 m<sup>2</sup>

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**

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