



Ibbett Mosely

176 Otford Road, Sevenoaks, TN14 5DP



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**A SUPER 2 BEDROOM PROPERTY SITTING IN EASY REACH OF LOCAL AMENITIES. NO ONWARD CHAIN - GUIDE PRICE £395,000**

- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Bedroom with En Suite Shower Room
- Second Bedroom
- Pretty Cottage Garden
- Off Road Parking
- NO ONWARD CHAIN

**A SUPER 2 BEDROOM PROPERTY SITTING IN WALKING DISTANCE TO STATION AND SHOPS- NO ONWARD CHAIN - GUIDE PRICE £395,000**

### DESCRIPTION

A well presented two bedroom semi detached house sitting in easy reach of all local amenities. The accommodation is arranged over two floors and all presented to a high specification. In our opinion this property would ideally suit a young couple or single person, perhaps setting out on the housing market for the very first time. Particularly those needing to travel to London as the Bat & Ball station is in easy walking distance and Otford Station is also close by.

The garden offers a perfect setting for relaxing or entertaining with a well maintained lawn and patio area. With NO ONWARD CHAIN we recommend early viewing as this property deserves early internal viewing to be fully appreciated.

### LOCATION

Otford is a vibrant village offering a wide range of

activities and clubs for all ages with tennis courts in the recreation fields and the Memorial Hall where a number of activities are held throughout the year. The village is known for its many period buildings and famous village pond. There are a number of boutique shops in the High Street together with tea rooms and antique shops. Close by The Parade offers a number of day to day shopping facilities including a post office and convenience store. There are many highly regarded schools in the area including Otford Primary School, Russell House Prep School and St Michaels. Otford Station has a fast service into London Bridge and Charing Cross. Sevenoaks Town Centre is approximately 3 miles away with a wide range of shopping facilities, cinema/theatre complex, sports centre, restaurants and 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. Access to all major road networks, Dartford River Crossing and Bluewater Shopping/Leisure complex, Heathrow and Gatwick airports.

### ENTRANCE PORCH

Through solid door into

### SITTING ROOM

Double glazed Georgian style window to front and side. Feature brick fireplace. Exposed beams Wall lights.

### DINING ROOM

Double glazed Georgian style window to side. Staircase leading to first floor.. Open brick fireplace. Exposed beams. Radiator.

### KITCHEN

Two double glazed Georgian style windows to rear. Range of shaker style wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Cooker. Space and plumbing for washing machine. Exposed beams. Tiled floor. Wall mounted boiler for central heating and hot water system.

### BATHROOM

Small window to rear. Suite comprising: Panelled bath with mixer tap, vanity unit with wash hand basin inset, wc. Exposed beams. Tiled floor. Radiator.

### BEDROOM

Double glazed window to front. Victorian cast iron fireplace. Radiator. Folding doors leading to:

### SHOWER CUBICLE

Fully tiled shower cubicle. Heated ladder towel rail.

### BEDROOM

Double glazed Georgian style window to rear. Range of fitted wardrobes. Radiator.

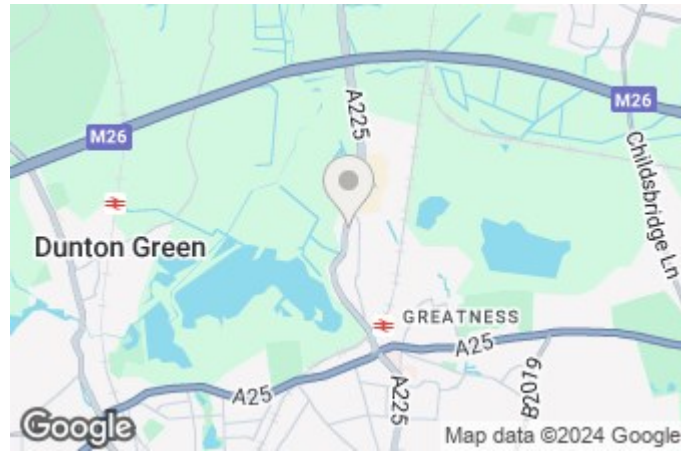
### OUTSIDE

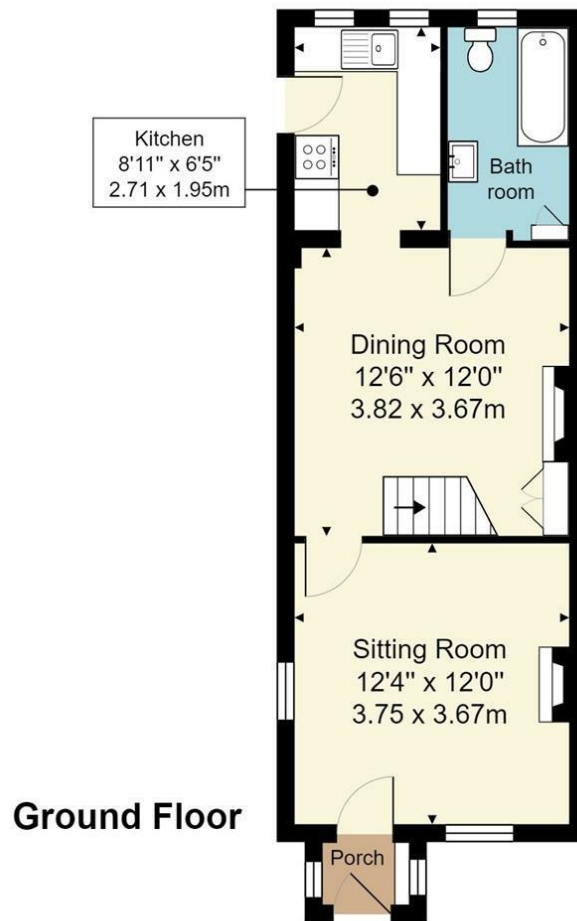
### FRONT

Off road parking. Timber gate leading to rear.

### REAR

Paved patio area providing a perfect setting for outdoor entertaining. Steps leading up to a well maintained lawn surrounded by a variety of shrubs. Timber shed. Outside tap.





Approx. Gross Internal Area 738 ft<sup>2</sup> ... 68.5 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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