



Ibbett Mosely

28 Knighton Road, Otford, Sevenoaks,
TN14 5LF



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AN EXCEPTIONAL PROPERTY WHICH HAS BEEN RENOVATED THROUGHOUT TO A HIGH SPECIFICATION - GUIDE PRICE £600,000

- 3 Bedrooms
- Open Plan Sitting/Dining Room
- Kitchen
- Family Bathroom
- Separate WC
- Well maintained Rear Garden
- Garage
- Off Road Parking
- VIEWING HIGHLY RECOMMENDED

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DESCRIPTION

This super family home has been renovated throughout with so much thought and attention to detail. The property has been transformed into a truly stylish home. The Open Plan Sitting/Dining Room is light and airy looking out in to the rear garden leading around into a well designed kitchen. All three Bedrooms and Family Bathroom are arranged on the first floor. The Garden has been extremely well maintains providing a perfect setting for outdoor entertaining and for young children to play safely. We recommend early internal viewing of this exceptional property to fully appreciate all that it has to offer.

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 it's 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

Through part glazed door into:

ENTRANCE HALL

Staircase leading to first floor. Under stairs cupboard. Radiator

OPEN PLAN SITTING/DINING ROOM

Sitting Room - Double glazed Georgian style bay window to front with timber shutters. Feature fireplace. Radiator. Leading through to:
Dining Room - Two windows to rear and side. Double glazed patio doors to rear. Double glazed door to side. Radiator.

KITCHEN

Double glazed window to rear. Comprehensive range of shaker style wall and base units with work surfaces over. Ceramic sink unit with mixer tap, Built in oven with 4 ring induction hob and extractor over. Integrated fridge freezer.
Space and plumbing for washing machine.

FIRST FLOOR

LANDING

Double glazed window to side. Access to loft.

BEDROOM

Double glazed Georgian style window to front with timber shutters

BEDROOM

Double glazed window to front with timber shutters.

BEDROOM

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

FAMILY BATHROOM

Double glazed window to rear. Suite comprising: panelled bath, vanity unit with wash hand basin inset. Tiled floor. Airing cupboard housing boiler for central heating and hot water system. Heated chrome ladder towel rail.. Down lighting.

SEPARATE WC

Small double glazed window to rear. WC.

OUTSIDE

FRONT

Paved driveway providing off road parking.

GARAGE

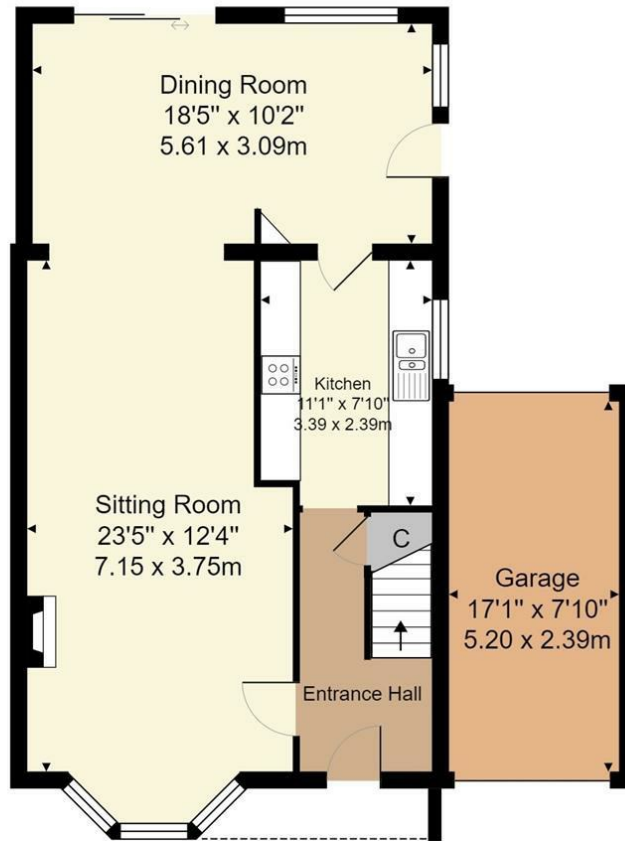
Up and over door. Light and power.

REAR

Paved patio leading onto a well maintained lawn surrounded by a variety of mature shrubs and trees

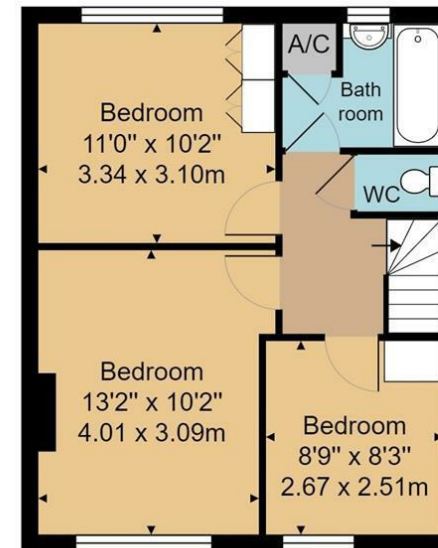


EPC Rating-



Ground Floor

Approx. Gross Internal Area
1240 ft² ... 115.2 m²



First Floor

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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