



Ibbett Mosely

117 Evelyn Road, Otford, Sevenoaks,
TN14 5PU



117 Evelyn Road, Otford, Sevenoaks, TN14 5PU

A RARE OPPORTUNITY TO ACQUIRE A DETACHED BUNGALOW SITTING ON A LARGE CORNER PLOT OFFERING IMMENSE SCOPE FOR EXTENDING SUBJECT TO PP - GUIDE £800,000

- 3 Bedrooms
- Family Bathroom
- Exceptional Rear Garden
- NO ONWARD CHAIN
- Sitting Room
- Dining Room
- In walking distance to village centre
- Kitchen
- Garage
- Immense Scope for Extending subject to PP

A RARE OPPORTUNITY TO ACQUIRE A DETACHED BUNGALOW SITTING ON A LARGE CORNER PLOT OFFERING IMMENSE SCOPE FOR UPDATING/EXTENDING SUBJECT TO PP - GUIDE £800,000

DESCRIPTION

In our opinion this is a rare opportunity to acquire a Detached Bungalow sitting on a large corner plot in one of the most sought after of roads in the village. The bungalow has for many years been a much loved family home. and now comes onto the market offering immense scope for updating, extending/development subject to planning consent. The gardens are extensive and currently mainly laid to lawn and surrounded by a variety of shrubs and mature apple trees. Evelyn Road has long been one of the most popular of roads in the village being in easy walking distance to the village centre with all local amenities close to hand such as the doctor's surgery, local shops, station and recreation ground.

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 offers fast services to London on the London Bridge/Charing Cross line. 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 front door with leaded light window inset.

ENTRANCE HALL

Two built in storage cupboards. Access to loft.

SITTING ROOM

Double glazed window to front. Double glazed patio door leading out to rear garden. Feature tiled fireplace with gas fire inset. Television point. Three radiators.

DINING ROOM

Double glazed window to front. Range of wall and base units with work surfaces over. Space for fridge/freezer and fridge. Door leading to:

KITCHEN

Double glazed window to front. Range of wall and base units with work surfaces over. Ceramic sink unit. Space and plumbing for washing machine. Space for cooker. Floor standing boiler for central heating and hot water system. Door leading out to rear.

FAMILY BATHROOM

Double glazed window to side. Suite comprising: panelled bath, wash hand basin. Fully tiled surround. Radiator.

SEPARATE WC WC

BEDROOM

Double glazed window to rear. Radiator

BEDROOM

Double glazed window to rear. Radiator.

BEDROOM

Double glazed window to rear. Radiator

OUTSIDE

FRONT

Shingle drive leading to ATTACHED GARAGE providing space for off road parking. Timber gate leading to rear.

SIDE

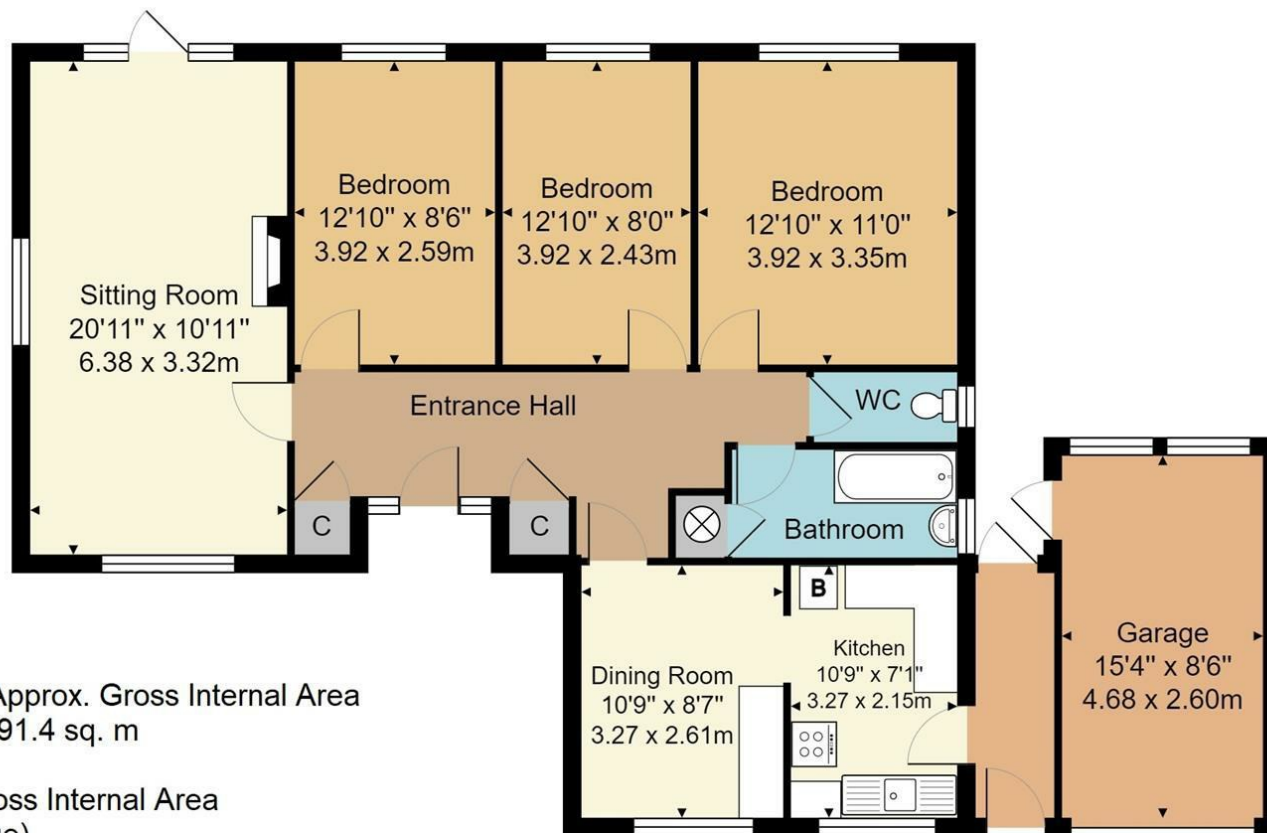
Timber gate leading to rear garden.

REAR

Extensive rear gardens which are currently laid to lawn and surrounded by mature shrubs and mature apple trees. Two timber sheds



EPC Rating- E



Bungalow Approx. Gross Internal Area
984 sq. ft / 91.4 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1161 sq. ft / 107.9 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

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London