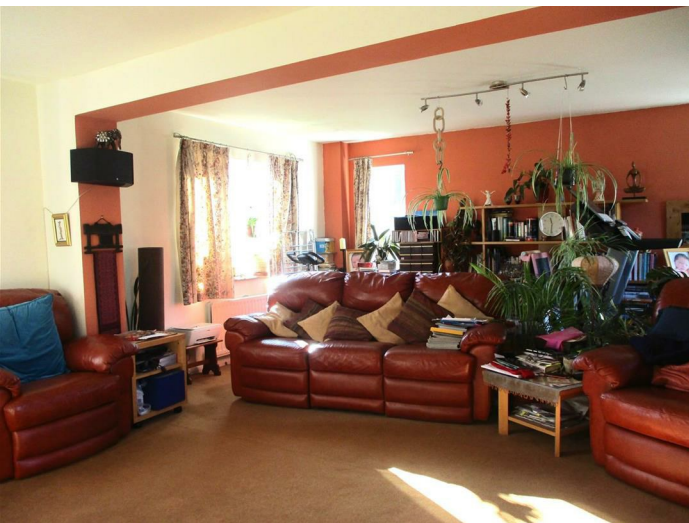




Ibbett Mosely

34 Tudor Crescent, Otford, Sevenoaks,  
TN14 5QT





## 34 Tudor Crescent, Otford, Sevenoaks, TN14 5QT

### A 5 BEDROOM DETACHED PROPERTY OFFERING IMMENSE SCOPE FOR MODERNISATION AND EXTENDING SUBJECT TO PLANNING CONSENT - Guide Price £845,000

- Master Bedroom with en suite Shower Room
- Dining Room
- Family Bath/Shower Room
- Off Road Parking
- 4 Further Bedrooms
- Kitchen
- Garage
- Sitting Room
- Cloakroom
- Garden Room

A 5 BEDROOM PROPERTY OFFERING IMMENSE SCOPE FOR UPDATING AND EXTENDING SUBJECT TO PLANNING CONSENT - £845,000

#### DESCRIPTION

As Sole Agents we are pleased to offer this well appointed property which offers immense scope for updating and extending subject to planning consent. The house has been a much loved family home for almost 50 years and now comes onto the market for the very first time since then. The accommodation is arranged over three floors with the Sitting Room, Dining Room and Kitchen overlooking the rear garden. The Master Bedroom, two further Bedrooms and Family Bath/Shower Room are all on the First Floor. A fourth Bedroom/Home Office sits on the third floor together with a really useful Loft Room. In our opinion this property would ideally suit a young growing family wishing to settle in this popular village in easy walking distance to station, schools and all local amenities.

#### LOCATION

Situated in much favoured location in walking distance to station, village centre with many period buildings, listed

pond and duck house on the famous roundabout. There are a number of boutique shops in the High Street including tea rooms, antique shops, library doctors surgery and restaurants/public houses. Close by, The Parade provides a range of day to day shopping facilities including a post office and convenience store. There are many highly regarded schools in the village both state and independent. Otford railway station provides fast services to London on the London Bridge/ Charing Cross line taking about 30 minutes. For those who enjoy outdoor pursuits there are a number of footpaths throughout the surrounding countryside with several golf clubs close by. Otford is a vibrant village with a village hall, recreation fields and many activities and clubs for all ages. Sevenoaks Town Centre is just 3 miles away with a wide range of shopping facilities, sports centre, theatre/cinema complex, restaurants, coffee shops and a 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 with access to Heathrow and Gatwick airports including Bluewater Shopping Centre and the Dartford Crossing.



### PORCH

Through part glazed door. Double glazed window to front. Tiled floor. Leading into:

### ENTRANCE HALL

Staircase to first floor. Radiator.

### CLOAKROOM

Double glazed window to side. Wash hand basin and WC. Airing cupboard housing lagged hot water system.

### SITTING ROOM

Dual aspect double glazed windows to front and side. Two double glazed patio doors to rear. Two radiators. Television point.

### DINING ROOM

Double glazed window to rear. Radiator.

### KITCHEN

Double glazed window and door to rear. Door to side. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine and cooker.

### FIRST FLOOR

### LANDING

Two double glazed windows to front. Access to loft. Staircase to second floor.

### MASTER BEDROOM

Two double glazed windows to front. Laminate floor. Radiator. Sliding door leading to:

### EN SUITE SHOWER ROOM

Small double glazed window. Shower cubicle. Wash hand basin. WC

### BEDROOM

Double glazed window to rear. Radiator.

### BEDROOM

Double glazed window to rear. Radiator.

### BEDROOM

Double glazed window to rear. Radiator.

### FAMILY BATH/SHOWER ROOM

Double glazed window to front and side. Modern suite comprising: shower/bath, vanity unit with sink inset, wc. Tiled surround. Down lighting. Tiled floor.

### SECOND FLOOR

### BEDROOM/HOME OFFICE

Part sloping ceiling. Large velux window with far reaching views to rear. Eaves storage space. Radiator.

### LOFT ROOM

Large storage room.

### OUTSIDE

### FRONT

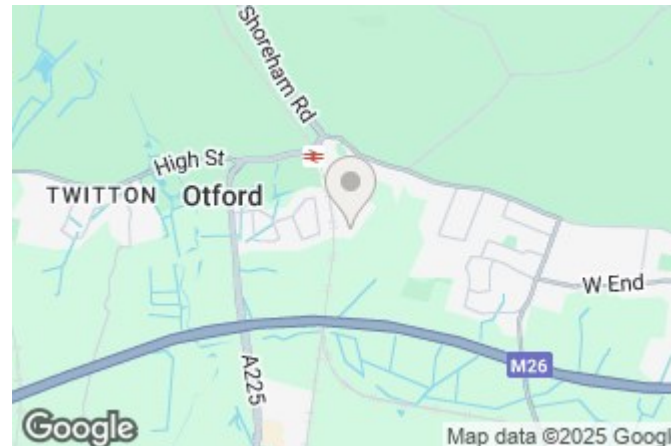
Off road parking for several vehicles. Entrance to Garage.

### REAR

Attractive rear garden with patio area and pergola providing a perfect setting for outdoor entertaining. The garden wraps around the house to rear and side. Garden Room.

### GARAGE

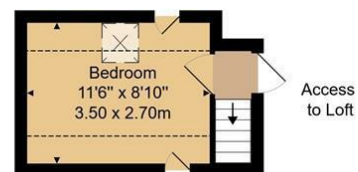
Up and over door.



## EPC Rating- D



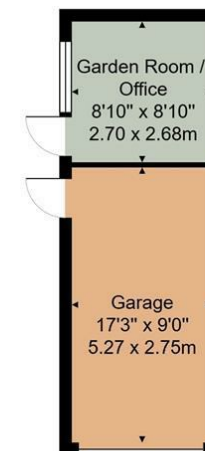
**First Floor**



**Second Floor**



**Ground Floor**



**Outbuilding**

House Approx. Gross Internal Area  
1745 sq. ft / 162.1 sq. m

Outbuilding Approx. Internal Area  
233 sq. ft / 21.6 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

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