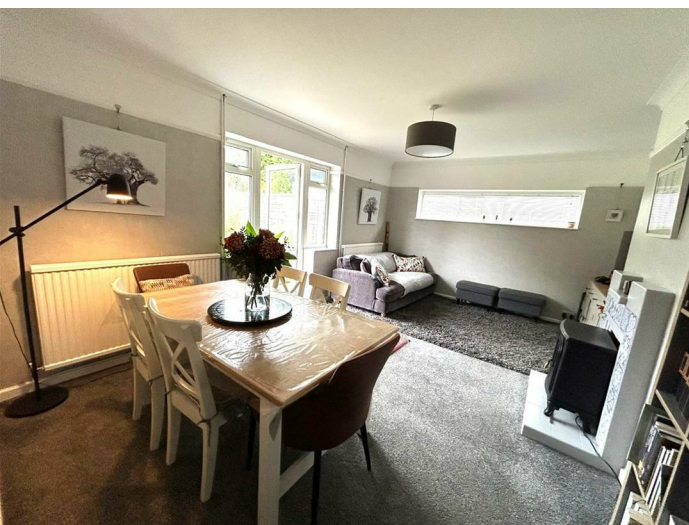




Ibbett Mosely

76 Evelyn Road, Otford, Sevenoaks,  
TN14 5PU



## 76 Evelyn Road, Otford, Sevenoaks, TN14 5PU

**A 3 BEDROOM DETACHED BUNGALOW SITTING IN A MUCH SOUGHT AFTER LOCATION OFFERING SCOPE FOR EXTENDING SUBJECT TO PP - Guide Price £775,000**

- 3 Bedrooms
- Bathroom
- Immense scope for extending subject to PP
- Sitting Room
- New Hot Water System
- Attached Garage
- Kitchen
- Good Sized Plot
- Off Road Parking

**A 3 BEDROOM DETACHED BUNGALOW SITTING IN A MUCH SOUGHT AFTER LOCATION OFFERING IMMENSE SCOPE FOR EXTENDING SUBJECT TO PP - GUIDE PRICE £775,000**

### DESCRIPTION

As sole agents we are delighted to present this detached bungalow sitting in one of the most sought after of roads in the village in walking distance to village centre and all local amenities. Many of the surrounding properties in Evelyn Road have been extended to provide good sized family accommodation. The property offers immense scope for extending subject to planning consents. For those who appreciate the pleasure of a spacious garden, this will not disappoint. A perfect setting for a Summerhouse, Home Office or just outdoor entertaining. We strongly recommend early internal viewing to appreciate all that this property has to offer.

### LOCATION

Otford village has a long history spanning back to

the 6th Century when the Saxons settled there calling it Otta's Ford. There are a number of boutique shops in the High Street including tea rooms, antique shops, library, doctor's 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. 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.

### ENTRANCE

Through solid front door into:

### PORCH

Quarry tiled floor. Door leading into:

### ENTRANCE HALL

Cupboard housing newly installed hot water system. Access to boarded loft.

### SITTING ROOM

Double glazed door to rear. Double glazed window to side. Tiled fireplace with electric fire. Radiator

### KITCHEN

Double glazed window to front. Double glazed 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. Space for cooker. Deep larger cupboard. Radiator.

### BEDROOM

Double glazed window to rear. Radiator.

### BEDROOM

Double glazed window to rear. Radiator.

### BEDROOM

Double glazed window to front. Built in wardrobe.

### FAMILY BATHROOM

Double glazed window to front. Suite comprising: panelled bath with shower attachment, wash hand basin. Radiator.

### SEPERATE WC

Double glazed window to side. WC

### OUTSIDE

### FRONT

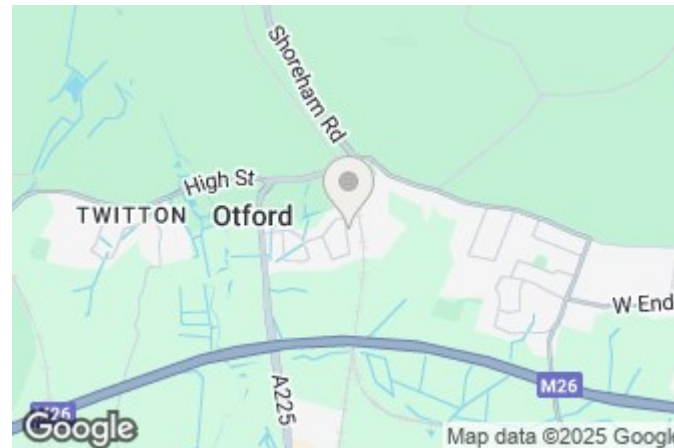
Mainly laid to lawn with pathway to entrance. Wrought iron gate to side. Space for off road parking.

### REAR

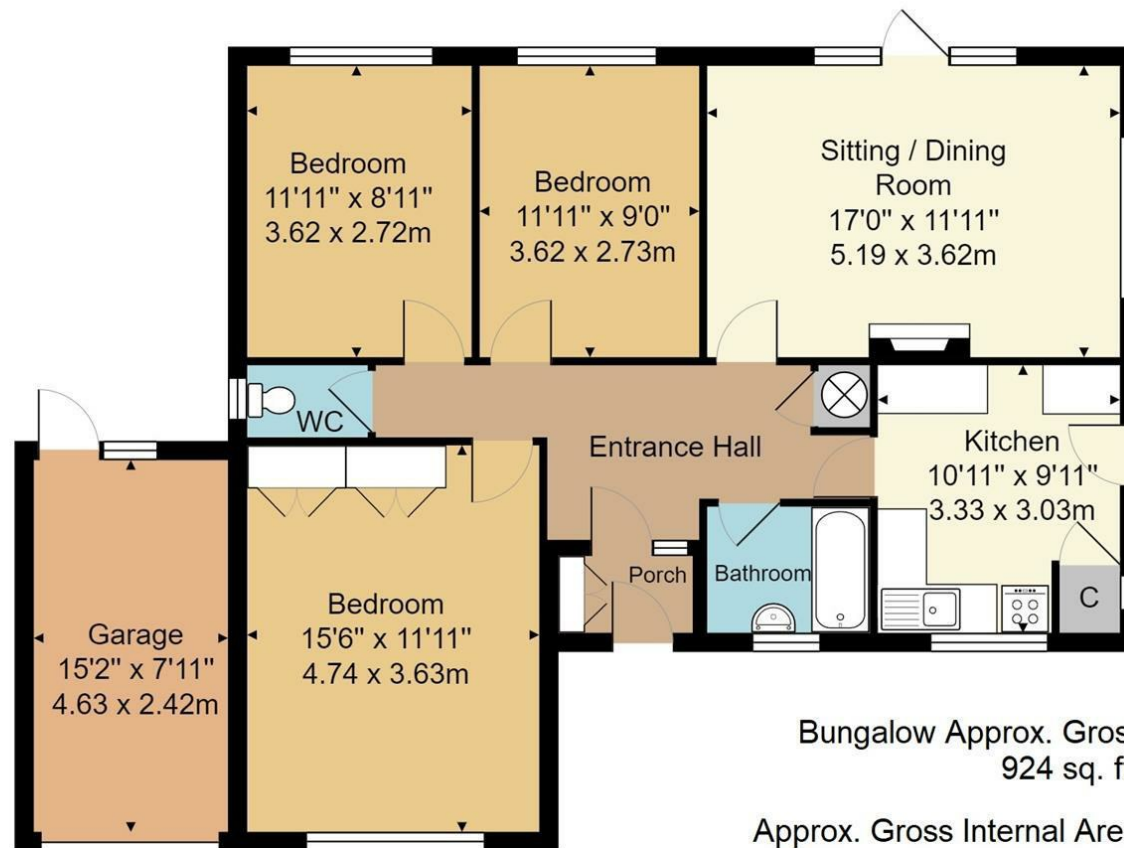
Large rear garden which is currently laid to lawn surrounded by a variety of shrubs and trees. Personal door to garage.

### ROUTE TO VIEW

From the Otford office turn left into Bubblestone Road. Continue onto Well Road taking the second right hand turning into Evelyn Road where the property will be found on the left hand side.



EPC Rating- E



Bungalow Approx. Gross Internal Area  
924 sq. ft / 85.8 sq. m

Approx. Gross Internal Area (Incl. Garage)  
1056 sq. ft / 98.1 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**

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