



Ibbett Mosely

17 Warham Road, Otford, Sevenoaks,
TN14 5PF



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A SUPER FAMILY HOME SITTING IN A POPULAR CUL DE SAC IN WALING DISTANCE TO ALL LOCAL AMENITIES AND OVERLOOKING OPEN FIELDS - £600,000

- 3 Bedrooms
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Family Bathroom
- Garage
- Off Road Parking
- Overlooking Open Playing Fields
- NO ONWARD CHAIN



A SUPER FAMILY HOME SITTING IN A POPULAR CUL DE SAC WITH FAR REACHING VIEWS TO THE REAR
NO ONWARD CHAIN - £600,000

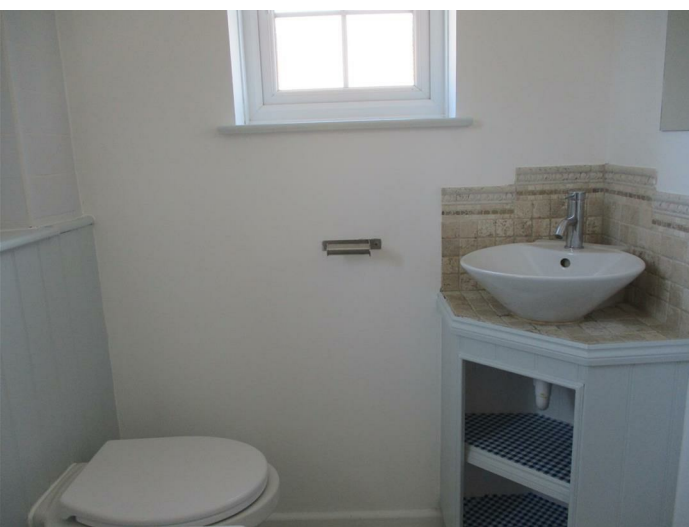
DESCRIPTION

As Sole Agents we are delighted to present this super family home ideally located in one of the most sought after roads in the village. Easy walking distance to village centre, station, schools and all local amenities. It has long been acknowledged that Warham Road is one of the most favoured of location in the village and this property has been a much loved family home. The accommodation is arranged over two floors with a light and airy Open Plan Sitting/Dining Room, Fitted Kitchen and Cloakroom arranged on the Ground Floor. All three Bedrooms and Family Bathroom are on the First Floor, two of which having far reaching views over open fields. The property benefits from an Attached Garage together with off road parking. The rear garden offers a perfect location for outdoor entertaining. The property is presented to a high

specification, NO ONWARD CHAIN and ready for immediate occupation. In our opinion ideal for a young family wishing to settle into the village perhaps more mature buyers looking to downsize but remain the the village.

LOCATION

Otford is a vibrant village offering a wide range of facilities and clubs for all ages including the Memorial Hall which holds a number of events throughout the year and the Recreation Fields with tennis courts and convenient footpath to the neighbouring village of Shoreham. The village is known for it's many historic and period buildings and famous pond. There are a number of boutique shops in the High Street including tea rooms, restaurants and public house however on the nearby Parade are a number of day to day shopping facilities including a post office and convenience store. There is surgery, a library and nearby station providing 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, sports centre, theatre/cinema complex and mainline station with fast services to London on the Charing Cross/Cannon Street line. together with services through to Otford. There are a number of highly regarded schools in and around the area both state and independent. The M25 motorway can be joined just to the west of Sevenoaks at Chevening, Junction 5.

ENTRANCE

Through solid front door into:

ENTRANCE HALL

Staircase leading to first floor. Laminate floor. Under stairs cupboard. Radiator.

OPEN PLAN SITTING/DINING ROOM

Attractive floor to ceiling bow fronted Georgian style window to front. Laminate floor. Radiator. Double glazed patio door leading out to rear garden. Leading off to:

KITCHEN

Double glazed window to rear. Range of shaker style wall and base units with work surfaces over and under lighting. Stainless steel sink unit with mixer tap. Built in oven. Four ring induction hob with extractor over. Integrated Bosch dish washer. Integrated fridge. Grey tiled floor.

LANDING

Double glazed window to side. Airing cupboard housing lagged hot water cylinder. Access to boarded and insulated loft with light.

FAMILY BATHROOM

Two double glazed windows to rear and side. Suite comprising: panelled bath, power shower, wc, circular vanity unit with wash hand basin inset. Vinyl floor. Down lighting. Heated chrome towel rail.

BEDROOM

Double glazed Georgian style window to front. Two free standing wardrobes. Radiator.

BEDROOM

Double glazed Georgian style window to front. Built in wardrobe. Down lighting. Radiator.

BEDROOM

Double glazed window to rear with far reaching views. Built in wardrobe. Down lighting. Radiator.

OUTSIDE

FRONT

Driveway providing off road parking leading to Attached Garage.

GARAGE

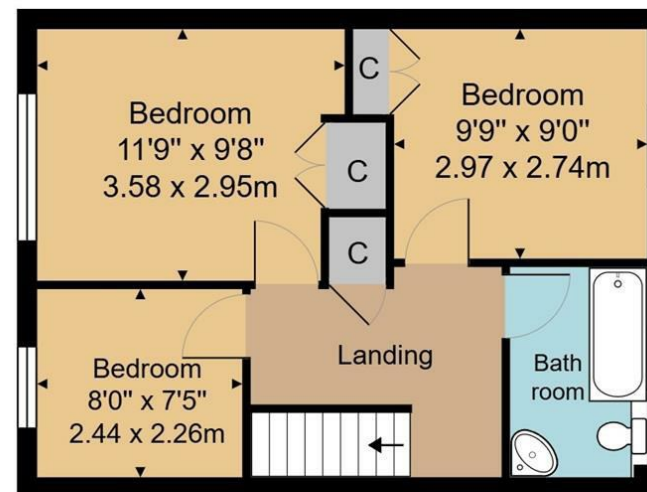
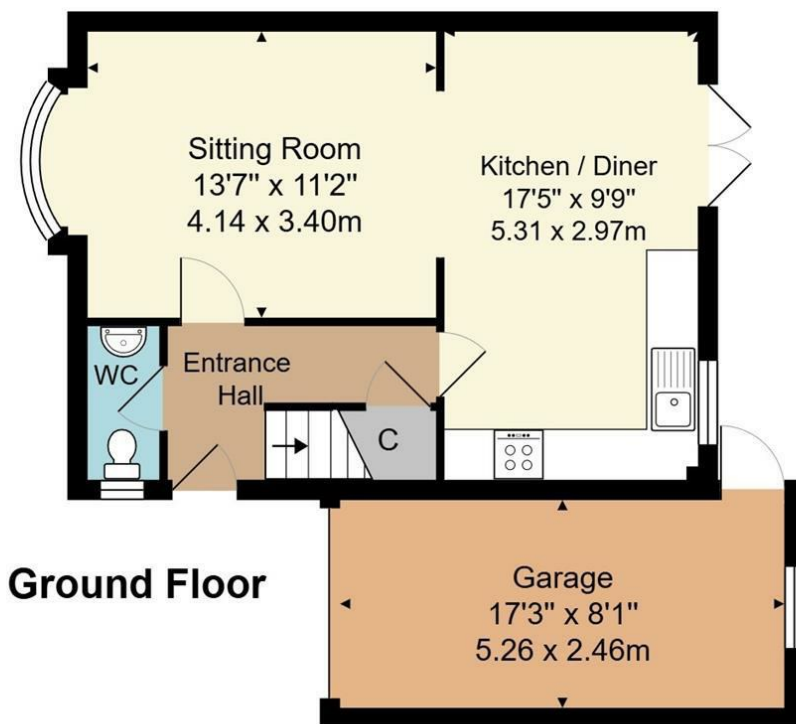
Up and over door. Space and plumbing for washing machine. Personal door to garden.

REAR

In our opinion the rear garden is a true feature of this property. Mainly laid to lawn and over looking open playing fields. A perfect setting for out door entertaining.



EPC Rating-



First Floor

Approx. Gross Internal Area:

- House 854 sq. ft / 79.3 sq. m
- Garage 142 sq. ft / 13.1 sq. m
- Total 996 sq. ft / 92.4 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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