



Ibbett Mosely

7 Warham Road, Otford, Sevenoaks,
TN14 5PF



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A 3/4 BEDROOM SEMI DETACHED HOUSE PRESENTED TO A HIGH SPECIFICATION AND OVERLOOKING OPEN FIELDS TO THE REAR - NO ONWARD CHAIN Guide Price: £695,000

- 3 Bedrooms
- Home Office/Bedroom 4
- Off Road Parking
- NO ONWARD CHAIN
- Sitting Room
- Downstairs Wet Room
- Secluded Garden overlooking open fields
- Kitchen/Breakfast Room
- Family Shower Room
- In walking distance to village centre and all local amenities

A WELL PRESENTED PROPERTY SITTING IN A MUCH SOUGHT AFTER LOCATION IN EASY WALKING DISTANCE TO VILLAGE CENTRE & ALL LOCAL AMENITIES - GUIDE £695,000 No Onward Chain

DESCRIPTION

It has long been recognised that Warham Road is one of the most favoured of locations in the village being in easy walking distance to the village centre, schools, Otford station and doctor's surgery. Just opposite Warham Road is The Parade which, it has been said, is the very hub of the village with a Post Office, Dry Cleaners and the One Stop Shop which is so well patronised by the local residents. Number 7 is presented to a high specification with an extremely stylish Kitchen/Dining Room which has been well designed in every way together with a comfortable Sitting Room. The property also benefits for the addition of a Family Room/Bedroom 4 which leads off to a newly installed Wet Room. All three bedrooms are arranged on the first floor together with a modern Shower Room. In our opinion the rear garden is a true feature of this property providing a perfect

setting for outdoor entertaining and overlooking open fields. With NO ONWARD CHAIN we strongly recommend early viewing to fully appreciate all that this property has to offer.

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 its 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 houses. There is a 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 to first floor with illuminated under stairs cupboard. Engineered wood floor. Radiator.

SITTING ROOM

Double glazed Georgian style window to front. Engineered wood floor. Coved ceiling. Down lighting. Range of cupboards. Radiator. Opening into:

KITCHEN/BREAKFAST ROOM

Double glazed patio doors to rear. Comprehensive range of stylish wall and base units with work surfaces over. Built in oven and microwave. A 4 ring induction hob inset. Deep stainless steel sink with mixer tap. Integrated dish washer and fridge freezer. Engineered wood floor. Down lighting.

HOME OFFICE/BEDROOM 4

Double glazed window to rear with far reaching views towards Otford Hills. Radiator. Door leading to:

WET ROOM

Small window to front. Large walk in shower. Vanity unit with wash hand bowl inset. WC. Heated chrome towel rail. Integrated washing machine

LANDING

Double cloaks cupboard. Airing cupboard housing boiler for central heating and hot water system. Loft hatch with retractable ladder to large partially boarded loft.

BEDROOM

Georgian style double glazed window to front with far reaching views. Radiator. Double built in wardrobe with folding doors.

BEDROOM

Georgian style double glazed window to front. Built in shelving unit. Radiator.

BEDROOM

Georgian style double glazed window to rear with far reaching views over open fields. Built in wardrobe with folding doors. Radiator.

SHOWER ROOM

Two double glaze windows to rear. Suite comprising: large walk in shower unit, vanity unit with wash hand basin inset and WC. Heated chrome towel rail. Fully tiled surround. Down lighting.

OUTSIDE

FRONT

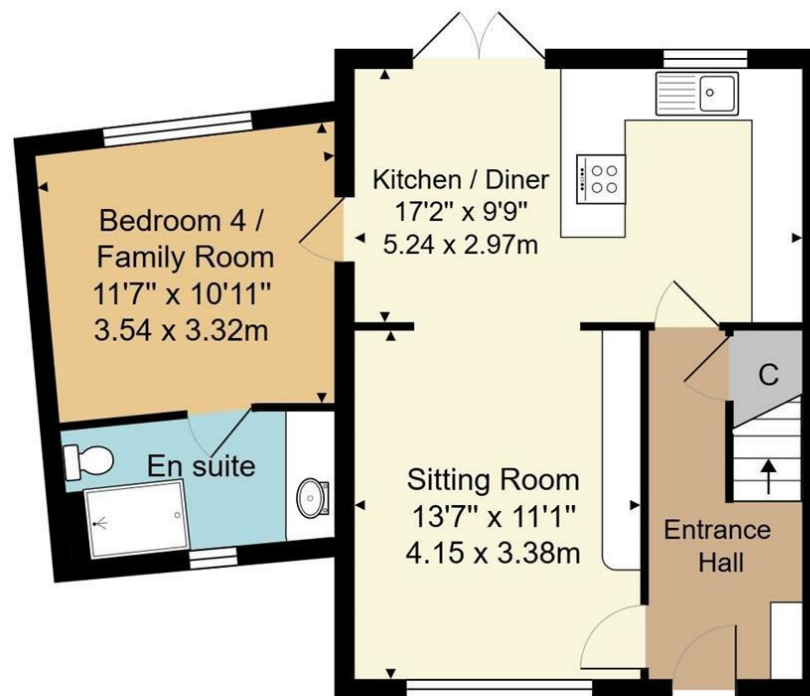
Pathway to entrance with lawn to side. Timber gate to rear garden. Space for off road parking.

REAR

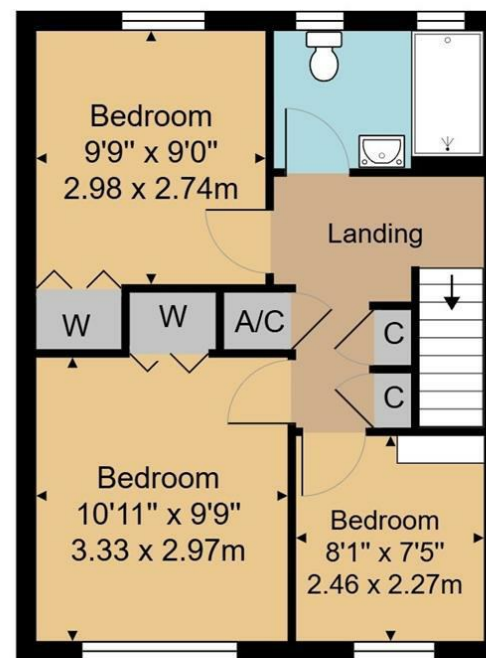
Paved patio providing a perfect setting for outdoor entertaining. Well maintained lawn surrounded by a variety of shrubs and trees. Tall and low timber sheds. Outside lighting and electric retractable awning. Views over open fields.



EPC Rating-



Ground Floor



First Floor

Approx. Gross Internal Area
1014 ft² ... 94.2 m²

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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