



Ibbett Mosely

25 Tudor Drive, Otford, Sevenoaks,
TN14 5QP



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**A WELL APPOINTED 4 BEDROOM DETACHED PROPERTY IN WALKING DISTANCE TO STATION
NO ONWARD CHAIN - £810,000**

- 4 Bedrooms
- Kitchen/Dining Room
- Garage & Off Road Parking
- NO ONWARD CHAIN
- Sitting Room
- 2 Bathrooms
- Good Sized Rear Garden
- Family Room
- Wet Room
- Short walk to mainline station

A WELL APPOINTED 4 BEDROOM DETACHED PROPERTY WITHIN A SHORT WALK TO MAINLINE STATION - NO ONWARD CHAIN £810,000

DESCRIPTION

We are delighted to present this super family home sitting in a much favoured location in easy walking distance to Otford Station and village centre. The property comes onto the market ready for immediate occupation with NO ONWARD CHAIN. The accommodation is arranged over two floors with a Sitting Room and Open Plan Kitchen/Dining Room on the Ground Floor together with a Wet Room. All four Bedrooms and Family Bathroom are on the first floor. The property offers immense scope for extending subject to planning consent. With NO ONWARD CHAIN we strongly recommend early viewing to fully appreciate all that this property has to offer.

LOCATION

Situated in a 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.

ENTRANCE

Through double glazed front door. Window to side.

ENTRANCE HALL

Staircase leading to first floor. Under stairs cupboard. Parquet flooring. Radiator.

WET ROOM

Fully tiled surround. Walk in shower. Wash hand basin. WC. Down Lighting

SITTING ROOM

Double glazed leaded light window to front. Wall lights. Carpeted floor.

FAMILY ROOM

Radiator. Opening into:

KITCHEN/DINER

Double glazed patio doors leading to rear garden. Double glazed windows to side and rear. Comprehensive range of wall and base units with Earthstone work tops. Ceramic sink unit with mixer tap. Space and plumbing for washing machine and dishwasher. Rangemaster cooker with 5 ring electric hob and extractor over. Leading off to:

SMALL BREAKFAST ROOM

Deep cupboard with wall mounted boiler for central heating and hot water system. Vertical radiator.

FIRST FLOOR

LANDING

Double glazed window to side. Access to loft. Airing cupboard housing lagged hot water cylinder. Radiator.

BEDROOM

Double glazed leaded light window to front. Built in wardrobes. Steps down to:

BEDROOM

Sloping ceiling. In our opinion this bedroom could be used as a Nursery or Home Office

BEDROOM

Double glazed leaded light window to front. Built in wardrobe. Radiator.

BEDROOM

Double glazed window to rear. Radiator

FAMILY BATHROOM

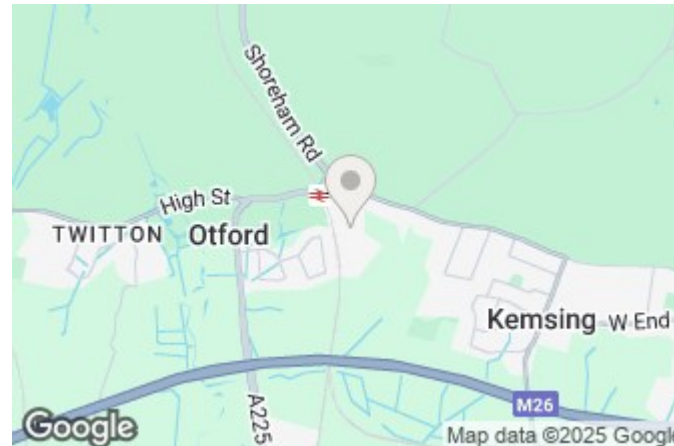
OUTSIDE

FRONT

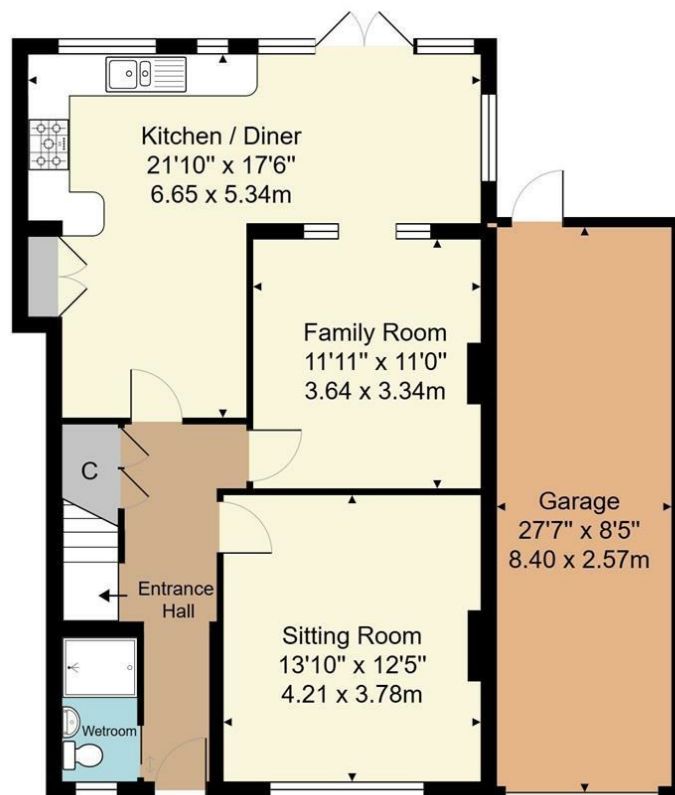
Pathway to entrance. Lawn to side. Timber gate leading to rear garden.

REAR

Good sized rear garden providing a perfect setting for outdoor entertaining. Mainly laid to lawn and surrounded by a variety of mature shrubs and trees. A safe outdoor space for young children to play.



EPC Rating-



Ground Floor



First Floor

House Approx. Gross Internal Area
1400 sq. ft / 130 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1647 sq. ft / 153 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.

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Otford 01959 522164

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