



Ibbett Mosely

93 Well Road, Otford, Sevenoaks, TN14
5PT



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A SPACIOUS 4 BEDROOM BUNGALOW IN WALKING DISTANCE TO VILLAGE CENTRE OFFERING IMMENSE SCOPE - NO ONWARD CHAIN Guide Price £875,000

- 4 Bedrooms
- Kitchen
- Attached Garage with Off Road Parking
- Family Bathroom & Shower Room
- Conservatory
- Close to village centre and all local amenities
- Open Plan Sitting/Dining Room
- Mature Rear Garden with Patio
- NO ONWARD CHAIN

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DESCRIPTION

This well appointed property comes onto the market offering immense scope for updating and versatile accommodation.

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 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 double glazed door into:

ENTRANCE HALLWAY

Staircase leading to first floor. Cloaks cupboard. Radiator

OPEN PLAN SITTING ROOM

Double glazed window to front. Wall lights. Television point. Radiator. Opening into:

DINING ROOM

Double glazed patio doors leading to rear garden. Wall lights. Door leading to Storage Room. Double glazed doors leading to:

CONSERVATORY

Double glazed surround with patio doors leading out onto paved patio. Ceiling light and fan.

KITCHEN

Double glazed window to rear. Comprehensive range of wall and base units with work surfaces over. Stainless steel sink with mixer tap. Built in oven and microwave. 4 ring induction hob set into work surface with extractor over. Space and plumbing for washing machine. Integral dish washer and fridge/freezer. Double glazed door to side.

BEDROOM

Two double glazed windows to rear. Built in wardrobe with matching drawers. Two radiators.

BEDROOM/STUDY

Double glazed window to front. Television point. Radiator.

FAMILY BATHROOM

Double glazed window to side. Suite comprising: panelled bath, fully tiled shower cubicle, vanity unit with wash hand basin inset.

SEPARATE WC

Small window to rear. WC.

FIRST FLOOR

L-SHAPED BEDROOM

Double glazed window to rear. Vaulted ceiling. Two velux windows. Eaves storage space.

BEDROOM

Double glazed window to rear. Door leading to loft space with hot water cylinder.

OUTSIDE

FRONT

Pathway leading to entrance with lawn to each side. Off road parking for several vehicles.

ATTACHED GARAGE

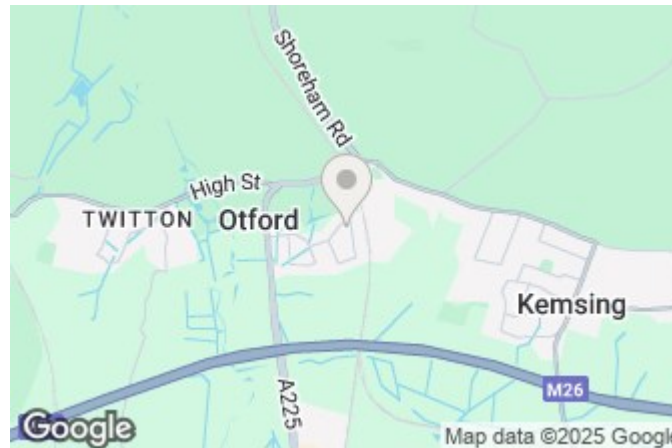
Up and over door. Light and power.

SIDE

Paved walk way leading through into:

REAR

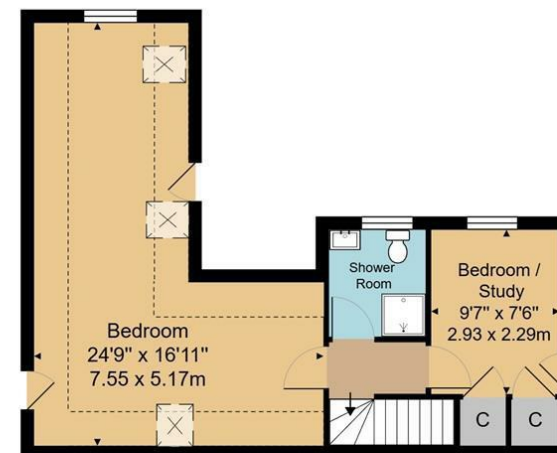
In our opinion the rear garden is a true feature of this property. A spacious paved patio providing a perfect location for outdoor entertaining. Steps down onto a lawn which is surrounded by a variety of mature shrubs and trees. Two attractive raised beds.



EPC Rating-



Approx. Gross Internal Area 1944 ft² ... 180.6 m²
(Includes Garage)



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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