



Ibbett Mosely

26 Warham Road, Otford, Sevenoaks,
TN14 5PF



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AN EXCEPTIONAL 3 BEDROOM PROPERTY SITTING AT THE END OF A CUL DE SAC IN EASY WALKING DISTANCE TO VILLAGE CENTRE, SCHOOLS AND STATION - Offers invited £700,000 - £725,000

- 3 Bedrooms
- Kitchen
- Family Bathroom
- Secluded rear garden
- Sitting Room
- Utility Room
- Conservatory
- Dining Room
- Cloakroom
- Garage and Off road parking

AN EXCEPTIONAL FAMILY HOME SITTING IN A MUCH FAVOURED LOCATION IN WALKING DISTANCE TO VILLAGE CENTRE, SCHOOLS & STATION - Offers invited £700,000 - £725,000

DESCRIPTION

As Sole Agents we are delighted to present this truly exceptional family home which is presented to a high specification. Warham Road has long been acknowledged as one of the most sought after of locations in the village due it being close to all local amenities. The accommodation is arranged over two floors with a light and airy Sitting Room and Dining Room on the Ground Floor together with a well designed Kitchen, Utility Room and Cloakroom. All three Bedrooms and Family Bathroom are on the First Floor. The rear garden is secluded providing a perfect location for outdoor entertaining and a safe area for young children to play. This property really deserves early internal viewing to fully appreciate all that it has to offer.

LOCATION

The property sits in a much sought after location in

easy walking distance to village centre, schools and station. Otford is a vibrant village with a number of historic buildings and the well known village pond with it's listed duck house. There are a number of boutique shops and tea room in the High Street with a variety of day to day shopping facilities just opposite on The Parade including a post office and convenience store. There are a number of activities and clubs for all ages with recreation fields and the Memorial Hall where a number of functions are held throughout the year. Otford station provides fast services to London on the London Bridge/Charing Cross line. Sevenoaks Town Centre is about 3 miles away with a wide range of shopping facilities including a sports centre, theatre/cinema complex, restaurants and a mainline station offering services to London on the Charing Cross/Cannon Street line. Easy access to the M25/M20 and all major road networks

ENTRANCE

Through double glazed front door into:

ENTRANCE HALLWAY

Staircase leading to first floor. Radiator.

SITTING ROOM

Double glazed Georgian style window to front. Television point. Radiator. Archway leading to:

DINING ROOM

Double glazed patio doors leading to Conservatory

KITCHEN

Double glazed Georgian style window to rear. Comprehensive range of shaker style wall and base units with granite work surfaces over and under lighting. Built in double oven and microwave, Neff 4 ring induction hob with extractor over. Stainless steel sink unit with mixer tap. Integral dish washer. Space for American style fridge/freezer.

SMALL LOBBY

Door leading to rear.

UTILITY ROOM

Double glazed door to rear. Space and plumbing for washing machine and tumble dryer. Door leading to Garage.

CLOAKROOM

Wash hand basin and WC. Tiled floor.

CONSERVATORY

Fully double glazed surround. Double glaze doors leading to rear garden Under floor heating.

FIRST FLOOR

LANDING

Double cloaks cupboard. Cupboard housing hot water cylinder and wall mounted boiler for central heating and hot water system. Access to loft

FAMILY BATH/SHOWER ROOM

Suite comprising: panelled bath, fully tiled shower cubicle, vanity unit with wash hand basin inset, wc. Heated towel rail. Down lighting. Tiled floor.

BEDROOM

Double glazed Georgian style window to front. Range of built in wardrobes. Radiator.

BEDROOM

Double glazed Georgian style window to front. Built in wardrobes. Radiator.

BEDROOM

Double glazed Georgian style window to rear. Built in wardrobe.

OUTSIDE

FRONT

Paved pathway to entrance. Driveway with space for off road parking for two vehicles.

REAR

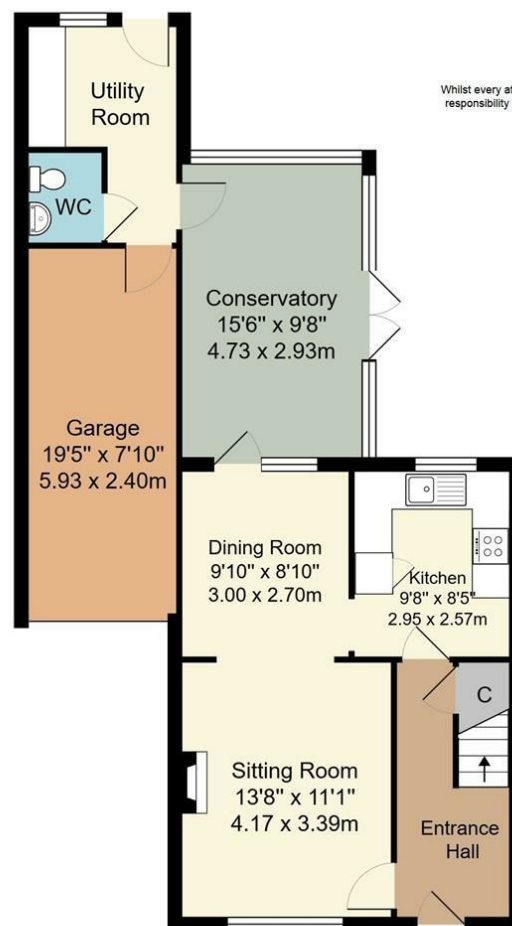
A secluded rear garden mainly laid to lawn.

ATTACHED GARAGE

Up and over door. Light and power.



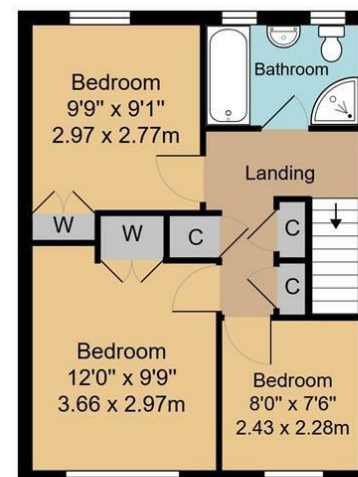
EPC Rating- C



Ground Floor

Approx. Gross Internal Area 1237 ft² ... 114.9 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.



First Floor

Ibbett Mosely

Otford 01959 522164

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