



Ibbett Mosely

82 Evelyn Road, Otford, Sevenoaks,
TN14 5PU



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A DETACHED BUNGALOW SITTING IN A MUCH FAVOURED LOCATION WITH EXTENSIVE GARDEN OFFERING IMMENSE SCOPE FOR UPDATING AND EXTENDING SUBJECT TO PP - Guide £725,000



- 3 Bedrooms
- Small Lobby Room
- Off Road Parking
- Sitting Room
- Conservatory
- Extensive Rear Garden
- Kitchen
- Garage
- Walking distance to Station and Village Centre
- NO ONWARD CHAIN

A DETACHED BUNGALOW WITH EXTENSIVE GARDEN OFFERING IMMENSE SCOPE FOR UPDATING AND EXTENDING SUBJECT TO PLANNING CONSENT - £725,000

DESCRIPTION

We are delighted to present this detached bungalow in the ever popular Evelyn Road which comes onto the market for the first time in many years after being a much loved family home. The bungalow offers immense scope for updating and extending subject to normal planning consents. The accommodation is arranged over one floor with a Conservatory overlooking the rear garden. In our opinion the rear garden is a true feature of the property, currently laid to lawn and surrounded by a variety of mature shrubs and trees leading onto a second garden at the far end. There is off road parking together with a Garage. With NO ONWARD CHAIN we recommend early internal viewing of this property which has so much to offer.

LOCATION

Otford village has a long history spanning back to the 6th Century when the Saxons settled there calling it Otta's Ford. There are a number of boutique shops in the High Street including tea rooms, antique shops, library, doctor's 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. 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 PORCH

Through Georgian style double glazed door into:

LOBBY

Double glazed window to side. Range of storage cupboards with sliding doors to one wall.

SITTING ROOM

Fireplace with gas fire inset. Television point. Door leading to:

CONSERVATORY

Double glazed surround with double glazed door to rear garden.

KITCHEN

Double glazed window to front. Range of wall and base units with works surfaces over. Built in oven, 4 ring gas hob with extractor over. Stainless steel sink unit with mixer tap.. Down lighting. Door leading to side.

BEDROOM

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

BEDROOM

Double glazed window to rear. Built in wardrobe.

BEDROOM

Double glazed window to rear.

SHOWER ROOM

Double glazed window to side. Suite comprising: Shower cubicle, vanity unit with wash hand basin inset, wc. Down lighting.

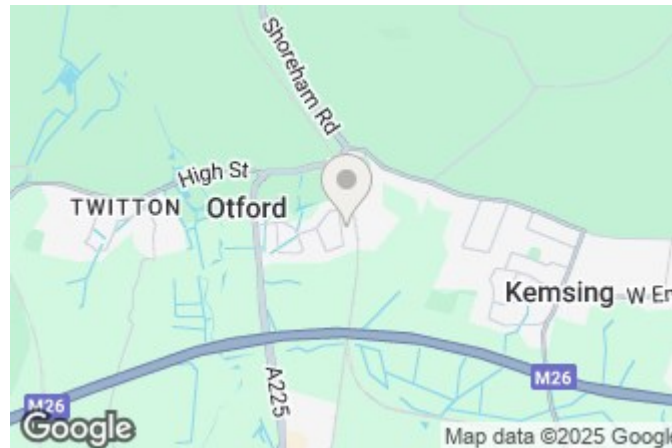
OUTSIDE

FRONT

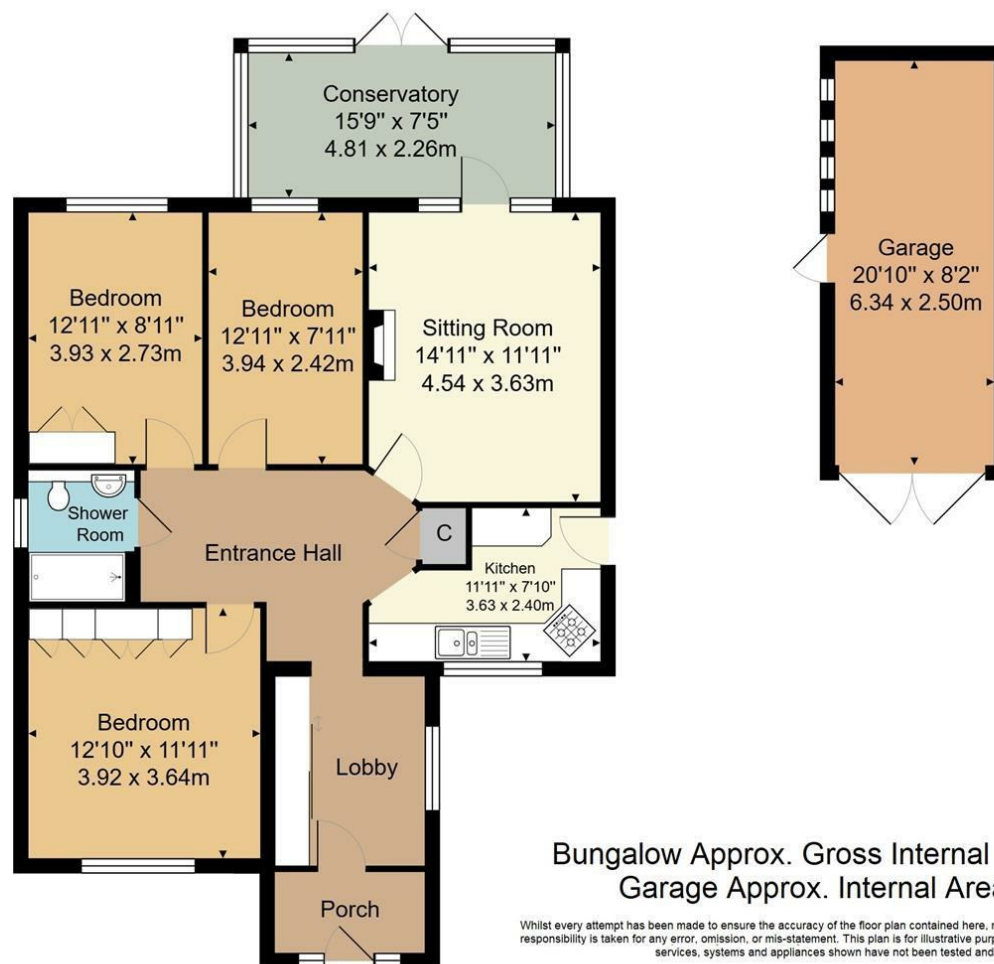
Driveway leading to Garage with space for off road parking. Lawn to side with mature flower beds. Outside light.

REAR

Paved patio area leading onto a lawn which is surrounded by a variety of mature shrubs and trees. Leading through to second garden. In our opinion the garden offers scope for a Home Office or Summerhouse. A perfect setting for outdoor entertaining and a safe area for young children to play.



EPC Rating-



Bungalow Approx. Gross Internal Area 1054 sq. ft / 97.9 sq. m
Garage Approx. Internal Area 171 sq. ft / 15.8 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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