



Ibbett Mosely

99 Evelyn Road, Otford, Sevenoaks,  
TN14 5PU





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**A DETACHED BUNGALOW SITTING IN THE EVER POPULAR EVELYN ROAD OFFERING IMMENSE SCOPE FOR UPDATING AND EXTENDING SUBJECT TO PP - Guide £725,000**

- 3 Bedrooms
- Kitchen
- Mature Rear Garden with Patio
- NO ONWARD CHAIN
- Sitting Room
- Study
- Off Road Parking for Several Vehicles
- Dining Area
- Family Bathroom
- Immense scope for updating and extending subject to planning consent

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### DESCRIPTION

As Sole Agents we are delighted to present this detached bungalow sitting in one of the most sought after of locations in the village in walking distance to village centre, This detached bungalow comes onto the market for the very first time since being built. Over the years it has been a much loved family home now offering immense scope for renovation, updating and extending subject to planning consent. In easy walking distance to all local amenities including the surgery, post office and Otford Railway Station. With NO ONWARD CHAIN we recommend internal viewing to fully appreciate all that this charming bungalow has to offer. For those looking to find a property in the village which could be their long term family home, look no further. This bungalow offers so much scope to be transformed into a modern family home.

### 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 it's 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 part glazed front door into:

### L-SHAPED ENTRANCE HALL

Cloaks cupboard. Radiator. Step down to:

### CLOAKROOM

Shower cubicle. Wash hand basin. WC.

### SITTING ROOM

Double glazed window to rear. Feature fireplace with open fire. Television point. Radiator

### KITCHEN

Double glazed window and door to side. Range of built in wall and base units with work surfaces over. Built in double oven with Miele induction hob set into work surface. Stainless sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge freezer. Walk in larder.

### DINING AREA

Double glazed window to rear.

### STUDY AREA

Window to side. Storage cupboard. Radiator.

### FAMILY BATHROOM

Double glazed window to side. Suite comprising: panelled bath with shower attachment, wash hand basin and wc. Cupboard housing lagged hot water cylinder. Radiator

### BEDROOM

Double glazed window to rear. Built in wardrobes to one wall. Radiator

### BEDROOM

Double glazed window to front. Radiator.

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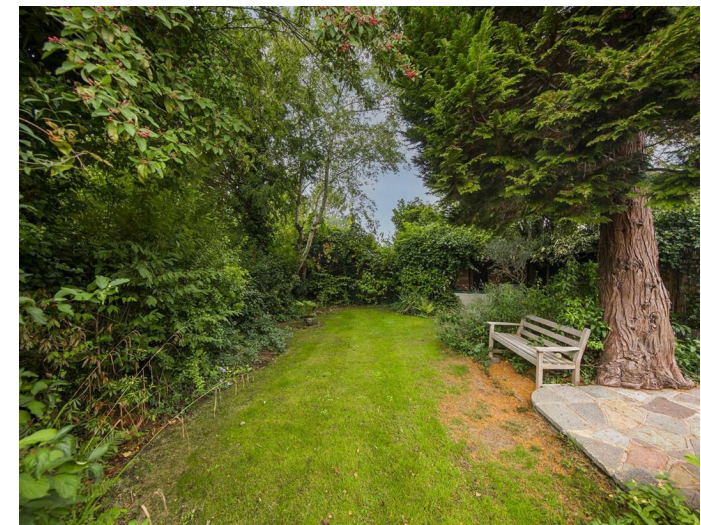
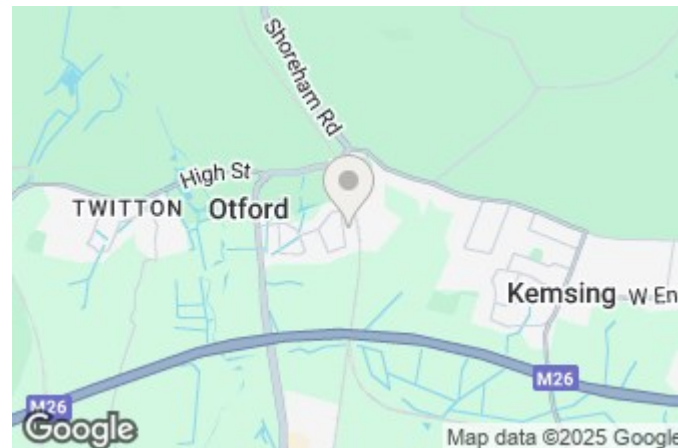
### OUTSIDE

#### FRONT

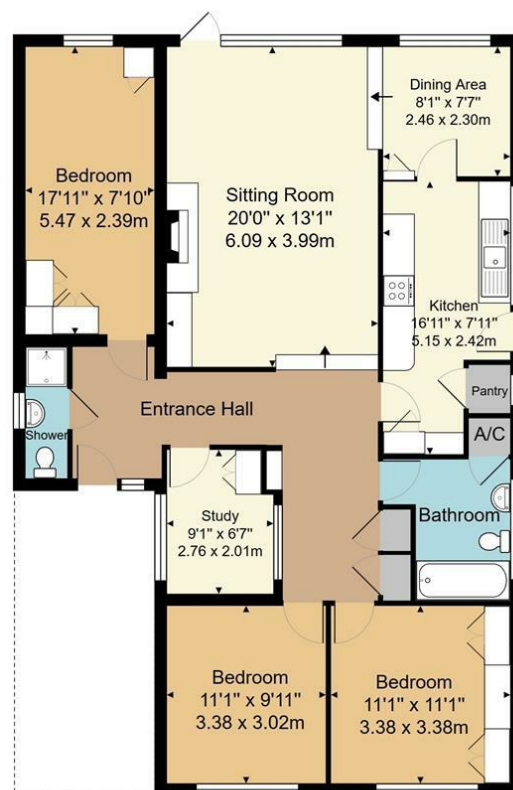
Sweeping paved driveway leading to entrance providing off road parking for several vehicles. Part covered seating area. Lawn to side with mature trees

#### REAR

An attractive paved patio area providing a perfect setting for outdoor entertaining. Lawn to side surrounded by a variety of shrubs and trees. Outside tap. Small timber Shed and Office, both with light and power.



EPC Rating- D



Approx. Gross Internal Area 1224 ft<sup>2</sup> ... 113.7 m<sup>2</sup>

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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