



Ibbett Mosely

24 Warham Road, Otford, Sevenoaks,
TN14 5PF



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A SUPERB 4 BEDROOM FAMILY HOME SITTING IN A MUCH FAVOURED LOCATION IN EASY WALKING DISTANCE TO ALL LOCAL AMENITIES - GUIDE PRICE £750,000

- 4 Bedrooms
- Kitchen
- Rear Garden with Paved Sun Terrace
- NO ONWARD CHAIN
- Sitting Room
- Downstairs Cloakroom
- Attached Garage
- Dining Room
- Shower Room
- Off Road Parking

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DESCRIPTION

It has long been acknowledged that Warham Road is one of the most sought after of locations in the village being in walking distance to all local amenities. This property has long been a much loved family home and now comes onto the market with NO ONWARD CHAIN and presented to a high specification throughout. The accommodation is arranged over two floors with a comfortable Sitting Room on the Ground Floor leading through into the Dining Room. The Kitchen has been well designed with a comprehensive range of modern wall and base units with a window overlooking the rear garden. All four Bedrooms and Family Shower Room are on the First Floor. The rear garden is a true feature of the property with a spacious tiled Sun Terrace providing a perfect setting for outdoor entertaining. Internal viewing is highly recommended to fully appreciate all that this property has to offer sitting in the very heart of this beautiful village.

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 houses. There is a 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 solid front door into:

ENTRANCE HALLWAY

Staircase leading to first floor. Double cloaks cupboard. Laminate floor. Down lighting.

DOWNSTAIRS CLOAKROOM

Double glazed window to rear. Vanity unit with wash hand basin and wc inset. Cupboard under.

SITTING ROOM

Double glazed Georgian style window to front with timber shutters. Range of display/shelving to one wall. Opening to:

DINING ROOM

Double glazed patio doors leading to Sun Terrace. Down lighting. Leading into:

KITCHEN

Double glazed Georgian style window to rear. Comprehensive range of wall and base units with quartz work surfaces over. Butler sink with mixer tap. Built in double oven with extractor over. Four ring gas hob inset. Integral dish washer. Space and plumbing for washing machine. Space for American style fridge/freezer.

FIRST FLOOR

LANDING

Double glazed Georgian style window to front and side. Radiator

BEDROOM

Double glazed Georgian style window to rear. Built in wardrobe with sliding doors. Radiator.

BEDROOM

Double glazed Georgian style window to rear. Radiator

BEDROOM

Double glazed Georgian style window to side with timber shutters. Range of built in wardrobes and storage cupboard. Radiator.

BEDROOM

Double glazed Georgian style window to front with timber shutters.

SHOWER ROOM

Small double glazed window to front. Vanity unit with wash hand basin and wc inset. Walk in fully tiled shower cubicle. Tiled floor.

OUTSIDE

FRONT

Driveway leading to Attached Garage with space for off road parking. Timber gate leading to rear garden. Outside light.

REAR

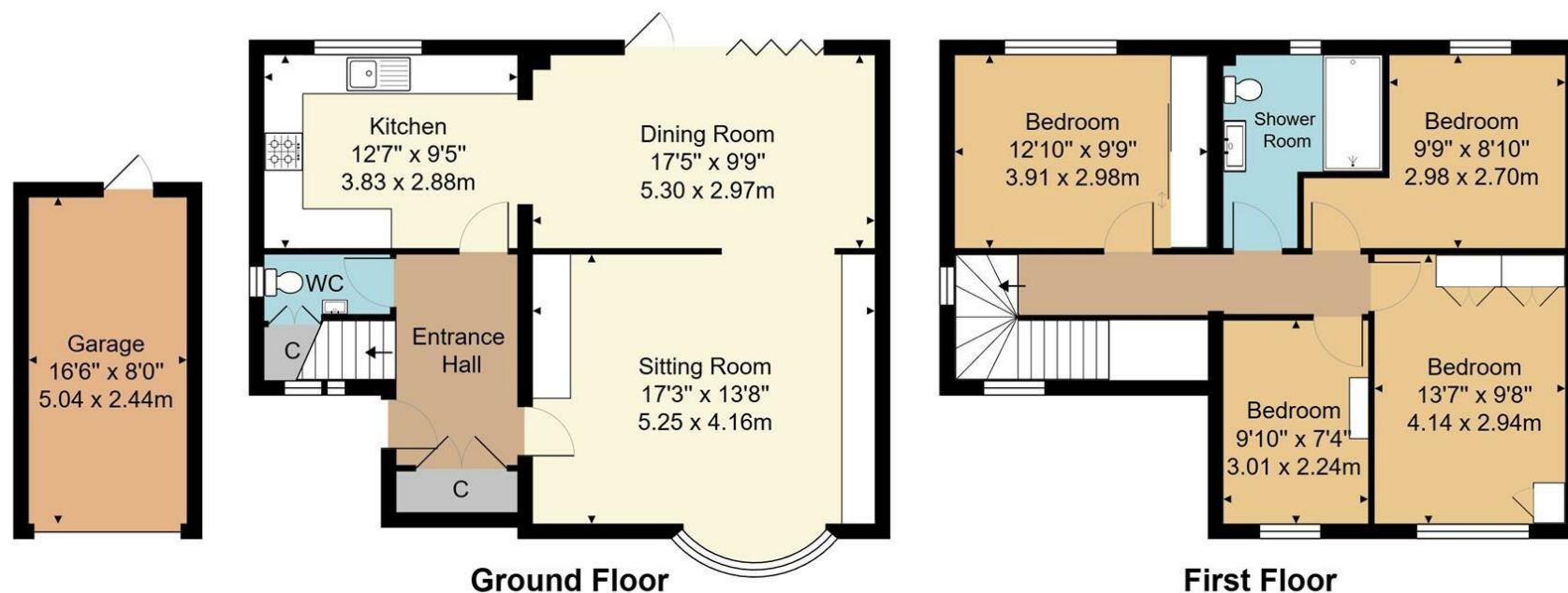
Paved sun terrace proving a perfect setting for outdoor entertaining. Steps leading down to lawn. Play House.

ATTACHED GARAGE

Up and over door. Light and power. Personal door to rear garden.



EPC Rating- C



House Approx. Gross Internal Area 1327 sq. ft / 123.3 sq. m
Garage Approx. Internal Area 132 sq. ft / 12.3 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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