



Clandon Leonard Avenue, Otford, Sevenoaks, TN14 5RB.

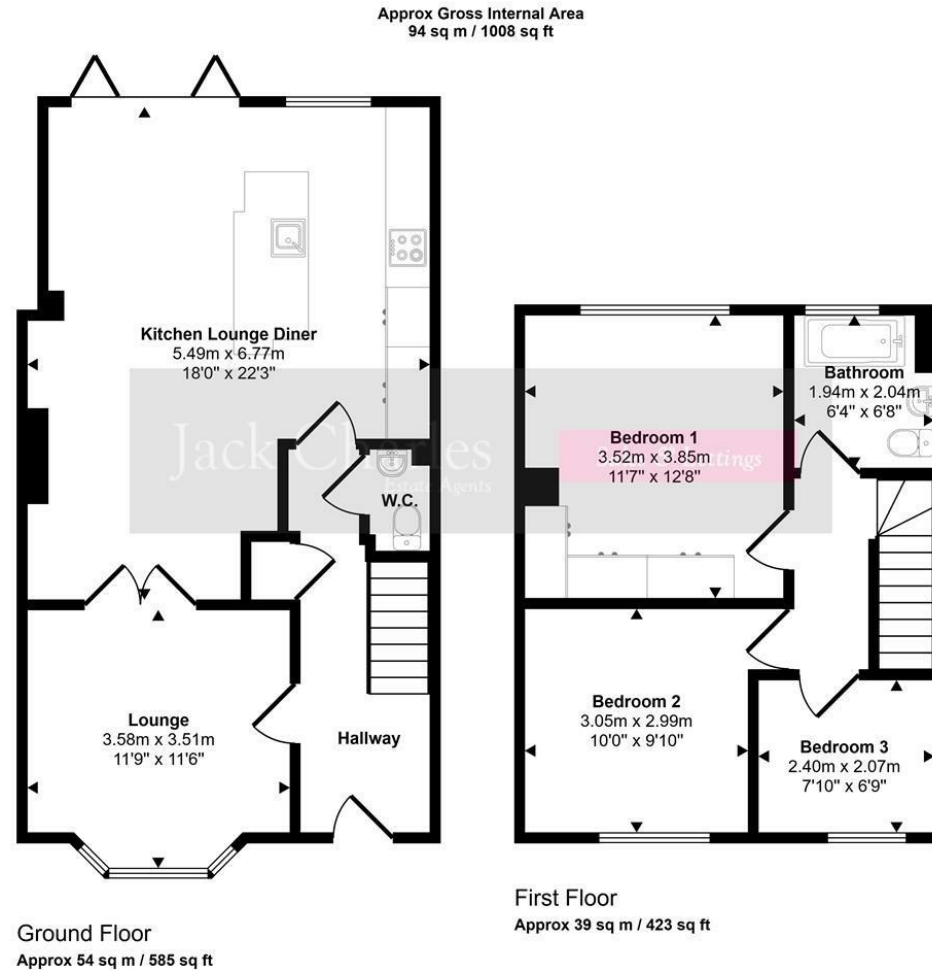
Guide Price £675,000 - £700,000

Jack Charles  
Estate Agents

Sales & Lettings

- Newly Renovated
- Separate Sitting Room
- Parking For 2 Cars
- Three Bedrooms
- Stylish Family Bathroom
- Good Sized Rear Garden
- Open Plan Kitchen / Family Room
- Central Village Location
- No Onward Chain

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Jack Charles are delighted to offer for sale this stunning, newly renovated mid-terrace home in the heart of picturesque Otford.

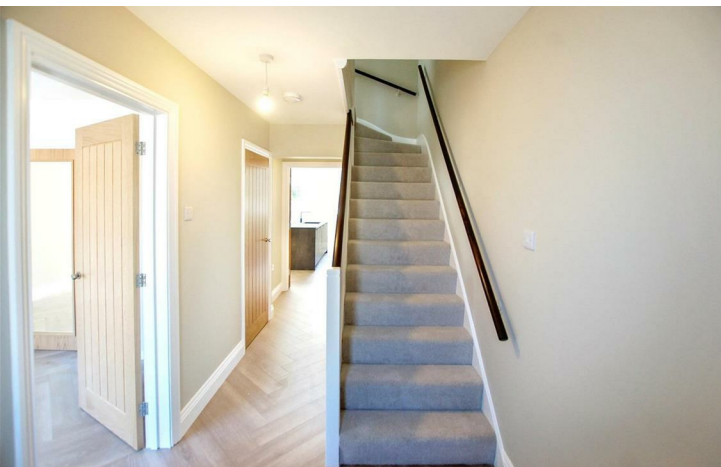
Upon entering, you're greeted by an entrance hall leading to a cloakroom/wc and cozy sitting room. The standout feature is the open-plan kitchen/ family room complete with Bosch oven microwave and Hob, as well as a branded Fridge Freezer, Dishwasher and Washing machine, and underfloor heating to the kitchen. The living room is to the front of the property. The kitchen opens onto a paved terrace and enjoys views over the lawned garden beyond. Upstairs, you'll find three bedrooms, a stylish family bathroom.

Outside there is off-street parking for two cars. The garden is a good sized and lawned with a paved terrace. Just moments from the centre of Otford with its historic pond, shops and cafés, this home blends modern living with village charm.

Viewings recommended.

## Otford

Otford is a village and civil parish on the outskirts of Sevenoaks. It lies on the River Darent, 3 miles north of Sevenoaks. Otford's four churches are the Anglican Church of St Bartholomew in the village centre, the Otford Methodist Church, the Most Holy Trinity Roman Catholic Church, and the Otford Evangelical Church. By the famous village pond, also a roundabout, there are pubs, cafes and shops and Nearby you have the larger supermarket of Sainsburys and Homebase. There are Mainline Rail Services at Otford to London Victoria/Blackfriars, connecting via Sevenoaks to London Bridge/Charing Cross/Cannon Street. Primary Schools at Otford and Kemsing. Secondary Schools include a Grammar at the Academy in Sevenoaks and many other Grammar and State Schools are also available in Sevenoaks, Tonbridge and Tunbridge Wells. There are several Private Schools which include St Michaels and Russell House a various others in Sevenoaks, Tonbridge and Tunbridge Wells. The area also benefits from many Sporting Facilities, Otford Tennis Club. Golf Clubs at Woodlands in Otford, Darenth Valley in Shoreham, Wildernesse and Knole in Sevenoaks and Nizels in Hildenborough (which also includes a private health/fitness centre).





**Jack Charles**  
Estate Agents

*Sales & Lettings*

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

30 London Road  
Sevenoaks  
Kent TN13 1AP  
Tel: (01732) 678 678

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

