



Ibbett Mosely

68 Willow Park, Otford, Sevenoaks,  
TN14 5NG





## 68 Willow Park, Otford, Sevenoaks, TN14 5NG

### 3 Bedroom Semi Detached Family Home with Garage - Reduced £475,000

- 3 Bedrooms
- Open Plan Sitting/Dining Room
- Kitchen
- Cloakroom
- Family Bath/Shower Room
- Garage
- Driveway with space for Off Road Parking
- Secluded Rear Garden
- Close to all local amenities
- NO ONWARD CHAIN

3 BEDROOM SEMI DETACHED FAMILY HOME WITH GARAGE - Reduced to £475,000

#### DESCRIPTION

As Sole Agents we are delighted to be able to present this super property which sits in one of the most sought after of locations in the village. It has long been acknowledged that Willow Park is such a popular road due to the fact that it is in easy walking distance to the village centre, schools, doctor's surgery and Otford Station. The accommodation is arranged over two floors with a light and airy Sitting/Dining Room on the ground floor together with a well fitted Kitchen and a Downstairs Cloakroom. All three Bedrooms and Family Bath/Shower Room are on the first floor. The rear garden provides a safe area for young children to play with a decked patio offering a perfect setting for outdoor entertaining. There is space for off road parking together with a Garage. Viewing on this property is highly recommended.

#### 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 its 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 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:

### ENTRANCE PORCH

Tiled floor. Part glazed door into:

### OPEN PLAN SITTING/DINING ROOM

Double glazed window to front. Staircase leading to first floor. Under stairs cupboard. Feature fireplace with Living Flame gas fire inset and timber mantle. Two radiators. Double glazed patio doors to rear.

### KITCHEN

Double glazed window to rear. Range of wall and base units with work surfaces over. Space and plumbing for washing machine. Double oven with 4 ring gas hob inset and extractor over. Stainless steel sink unit with mixer tap. Space for fridge/freezer. Tiled floor. Double glazed door to rear.

### CLOAKROOM

Small window to side. Wash hand basin and WC. Heated ladder towel rail.. Tiled floor.

### FIRST FLOOR

### LANDING

Double glazed window to side. Airing cupboard housing boiler for central heating and hot water system

### BEDROOM

Double glazed window to front. Radiator.

### BEDROOM

Double glazed window to front. Storage cupboard. Radiator.

### BEDROOM

Double glazed window to rear. Radiator

### FAMILY BATH/SHOWER ROOM

Double glazed window to rear. Suite comprising: Shower/bath, wash hand basin and WC. Fully tiled surround. Tiled floor.

### OUTSIDE

### FRONT

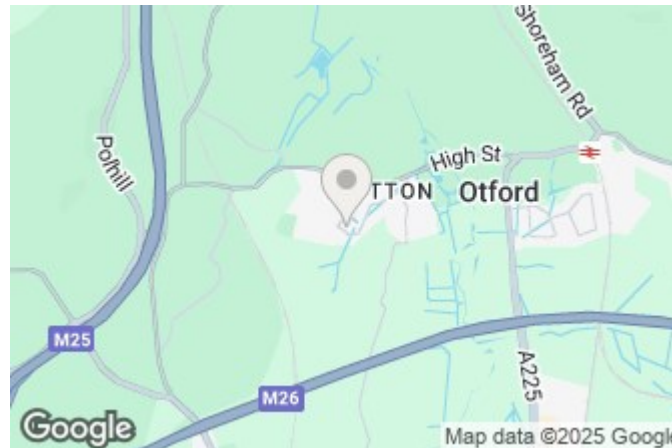
Driveway leading to entrance. Lawn to side with beautiful mature tree currently full of pink blossom.

### REAR

Decked patio area providing a perfect setting for outdoor entertaining. Step down to a well maintained lawn surrounded by a variety of shrubs and trees.

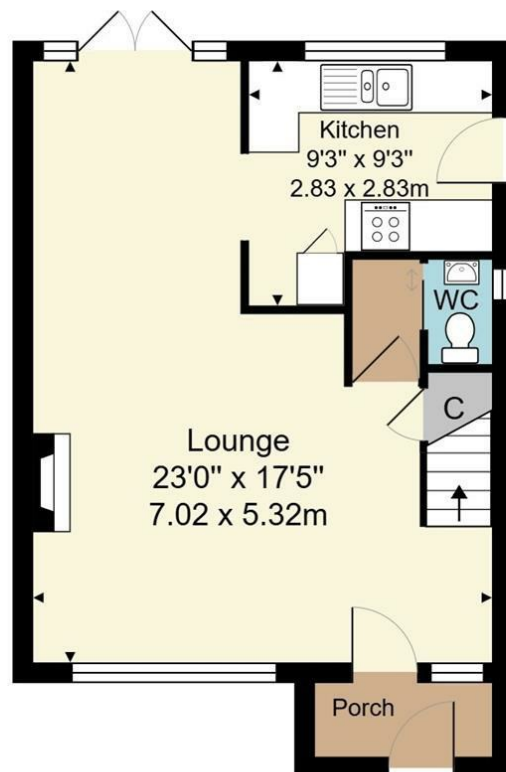
### GARAGE

Up and over door.

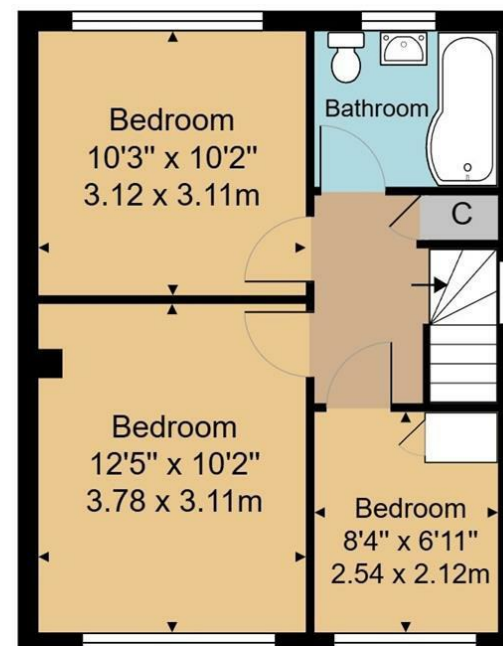




EPC Rating- D



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 823 ft<sup>2</sup> ... 76.4 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.

**Ibbett Mosely**

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