



Ibbett Mosely

10 Warham Road, Otford, Sevenoaks,  
TN14 5PF





## 10 Warham Road, Otford, Sevenoaks, TN14 5PF

**A SUPER 4 BEDROOM DETACHED PROPERTY SITTING IN A QUIET CUL DE SAC IN EASY WALKING DISTANCE TO ALL LOCAL AMENITIES - NO ONWARD CHAIN £800,000**

- 4 Bedrooms
- Kitchen
- Attached Garage
- NO ONWARD CHAIN
- Sitting Room
- Downstairs Cloakroom
- Off Road Parking
- Dining Room
- Family Bath/Shower Room
- Rear Garden overlooking open fields

A WELL PRESENTED 4 BEDROOM DETACHED HOUSE SITTING IN A QUIET CUL DE SAC IN WALKING DISTANCE TO VILLAGE CENTRE - NO ONWARD CHAIN £800,000

### DESCRIPTION

It has long been acknowledged that Warham Road is one of the most sought after of locations being in easy walking distance to village centre, station, schools, doctor's surgery, dentist and local shops. Sitting in a quiet cul de sac this super 4 Bedroom Detached family home looks out over open fields to the rear. The accommodation is arranged over two floors with a light and airy Sitting Room leading out to the rear garden. A Dining Room and well designed Kitchen on the Ground floor. All four Bedrooms and Family Bathroom are on the First Floor. The property is extremely well presented throughout and comes onto the market with NO ONWARD CHAIN. The rear garden provides a perfect setting for outdoor entertaining, alternatively a safe outdoor space for young children to play. We strongly recommend early internal viewing to fully appreciate all that this super family home has to offer.

### LOCATION

The property sits in a much sought after location in easy walking distance to village centre, schools and station. Otford is a vibrant village with a number of historic buildings and the well known village pond with it's listed duck house. There are a number of boutique shops and tea room in the High Street with a variety of day to day shopping facilities just opposite on The Parade including a post office and convenience store. There are a number of activities and clubs for all ages with recreation fields and the Memorial Hall where a number of functions are held throughout the year. Otford station provides fast services to London on the London Bridge/Charing Cross line. Sevenoaks Town Centre is about 3 miles away with a wide range of shopping facilities including a sports centre, theatre/cinema complex, restaurants and a mainline station offering services to London on the Charing Cross/Cannon Street line. Easy access to the M25/M20 and all major road networks

### ENTRANCE

Through double glazed door into:

### ENTRANCE LOBBY

### CLOAKROOM

Small double glazed window to side. WC. Wash hand basin.

### SITTING ROOM

Double glazed patio doors leading out onto patio and rear garden. Television point. Two radiators.

### DINING ROOM

Double glazed Floor to ceiling multi paned Georgian style bow window to front. Parquet flooring. Attractive wrought iron/timber staircase leading to first floor.

### KITCHEN

Double glazed window to side. Comprehensive range of wall and base units with work surfaces over. One and half stainless steel sink unit with mixer tap. Space and plumbing for washing machine and dish washer. Built in oven with 4 ring gas hob inset with extractor over. Space for fridge/freezer.

### FIRST FLOOR

### LANDING

Airing cupboard housing lagged hot water cylinder.

### BEDROOM

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

### BEDROOM

Double glazed window to rear with far reaching views over open fields. Built in wardrobes. Television point. Radiator.

### BEDROOM

Double glazed window to rear with far reaching views. Built in wardrobe. Radiator.

### BEDROOM

Double glazed Georgian style window to front. Radiator

### FAMILY BATHROOM

Double glazed window to side. Suite comprising: panelled bath with shower & screen. Wash hand basin. Small vanity unit. Fully tiled surround. Tiled floor.

### OUTSIDE

### FRONT

Pathway leading to entrance with driveway providing off road parking.

### GARAGE

Up and over door. Light & Power. Personal door to rear garden.

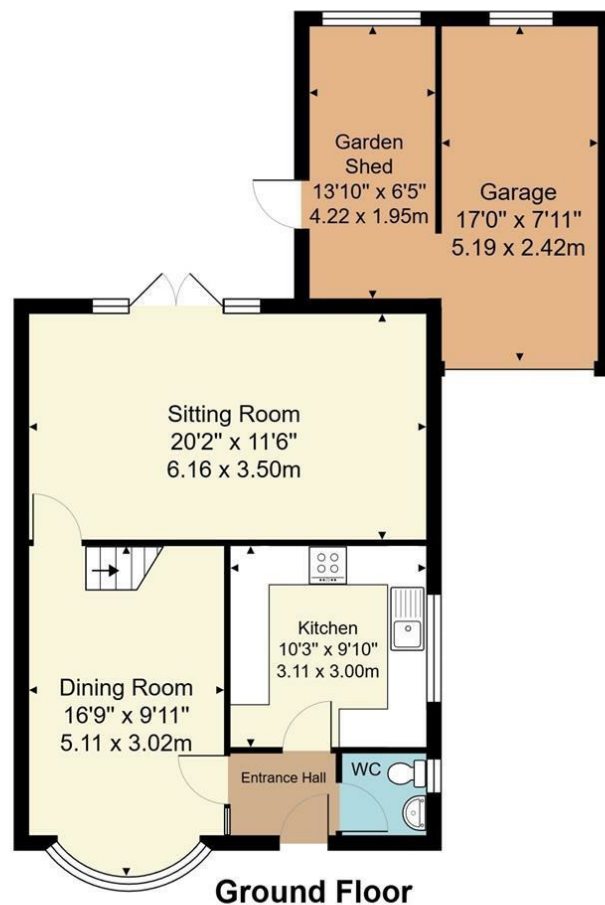
### REAR.

A paved patio providing a perfect setting for outdoor entertaining. Personal door leading to Garage. Mainly laid to lawn surrounded by a variety of shrubs and trees. Far reaching views over open fields. Wrought iron gate to side.



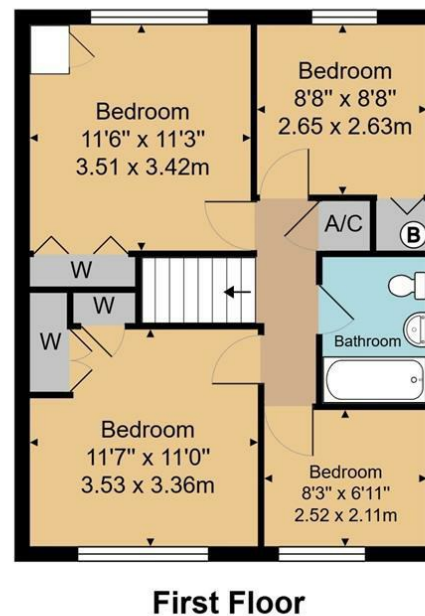


EPC Rating- D



House Approx. Gross Internal Area  
1081 sq. ft / 100.5 sq. m

Approx. Gross Internal Area  
(Inc. Garage & Shed)  
1317 sq. ft / 122.3 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.

Ibbett Mosely

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