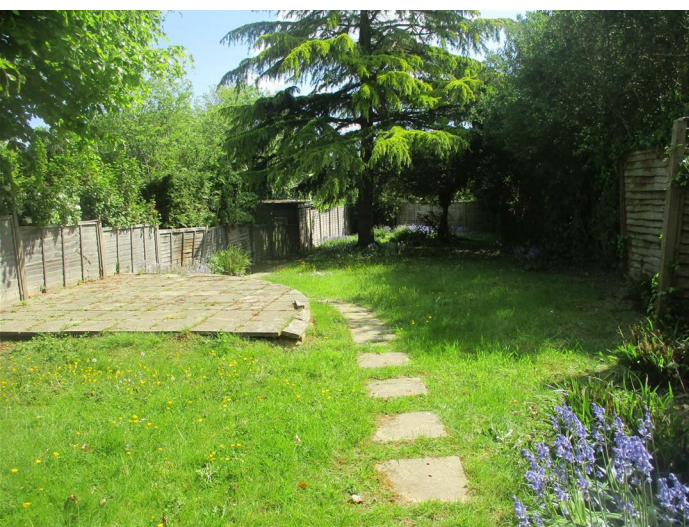




Ibbett Mosely

13 Rye Lane, Otford, Sevenoaks, TN14  
5LU



## 13 Rye Lane, Otford, Sevenoaks, TN14 5LU

**A SUPER 3 BEDROOM FAMILY HOME WHICH HAS BEEN COMPLETELY RENOVATED THROUGHOUT  
NO ONWARD CHAIN Guide Price £525,000**

- 3 Bedrooms
- Kitchen
- Conservatory
- Sitting Room
- Family Bath/Shower Room
- Good sized Rear Garden
- Dining Room & Family Room
- Cloakroom
- NO ONWARD CHAIN

A SUPER 3 BEDROOM PROPERTY WHICH HAS BEEN COMPLETELY RENOVATED THROUGHOUT  
NO ONWARD CHAIN - Guide Price: £525,000

### DESCRIPTION

As sole agents we are delighted to present this super family home which comes onto the market for the first time in many years having been completely renovated throughout with new Bathroom and Kitchen. The property sits in a much favoured location on the edge of the village. The accommodation is arranged over two floors with a light and airy Sitting Room to the front with a Dining Room & Family Room looking out onto the rear garden.. The Kitchen has been carefully designed with a comprehensive range of shaker style units and integral washing machine and fridge. All three Bedrooms are on the first floor together with a newly installed Family Bath/Shower Room. The property has a Conservatory leading out to a patio providing a perfect location for outdoor entertaining. The rear garden has immense potential for a Summerhouse

or Outdoor Office. We strongly recommend early internal viewing of this exceptional family home.

### LOCATION

#### ENTRANCE PORCH

Double glazed door. Laminate floor.

#### ENTRANCE HALLWAY

Staircase leading to first floor. Under stairs cupboard. Cloaks cupboard. Double glazed window to side.

#### CLOAKROOM

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

#### SITTING ROOM

Double glazed bay window to front. Wall mounted storage heater. New carpet.

#### DINING ROOM

New carpet. Archway leading through to:

#### FAMILY ROOM

Sliding double glazed door leading out to:

### SUN/PLANT ROOM

Double glazed door leading to rear. Laminate floor.

### KITCHEN

Double glazed window to side. Comprehensive range of Shaker style wall and base units with under lighting and work surfaces over. Stainless steel sink unit with mixer tap. Built in oven., hob with extractor over. Down lighting. Laminate floor.

### FIRST FLOOR

#### LANDING

Small double glazed window to side. Airing cupboard. Access to loft.

#### BEDROOM

Double glazed window to front. Range of fitted wardrobes to one wall. Wall mounted convector heater.

#### BEDROOM

Double glazed window to rear. Wall mounted storage heater.

#### BEDROOM

Double glazed window to rear. Wall mounted convector heater.

### FAMILY BATHROOM

Double glazed window to front. Suite comprising: Shower/Bath with glass screen, vanity unit with wash hand basin inset. Mirrored bathroom cabinet. Tiled floor.

### OUTSIDE

#### FRONT

Pathway leading to entrance. Access to side.

### REAR

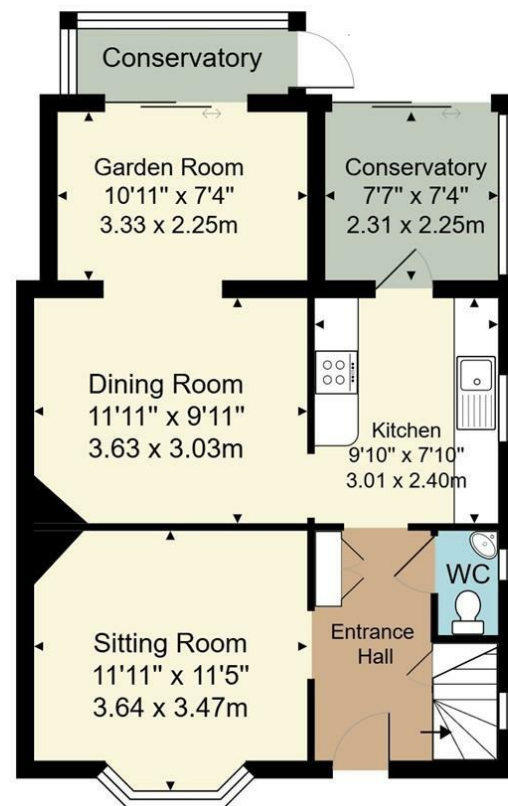
Paved patio leading down onto a lawn surrounded by a variety of mature shrubs and trees.

### CONSERVATORY

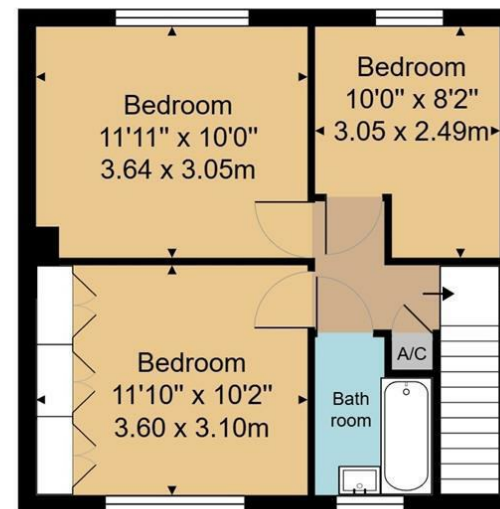
Double glazed surround. Double glazed sliding door to rear.



## EPC Rating-



**Ground Floor**



**First Floor**

Approx. Gross Internal Area  
1026 ft<sup>2</sup> ... 95.3 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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