



Ibbett Mosely

29 The Charne, Otford, Sevenoaks,
TN14 5LR



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A SUPER 3 BEDROOM FAMILY HOME SITTING IN A MUCH FAVOURED LOCATION WITH NO ONWARD CHAIN - £595,000

- 3 Bedrooms
- Kitchen
- Downstairs Shower/Utility Room
- Sitting Room
- Garden Room
- Secluded Rear Garden with Summerhouse
- Dining Room
- Family Bathroom
- Off Road Parking
- NO ONWARD CHAIN

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DESCRIPTION

As Sole Agents we are delighted to present this perfect family home sitting in at the end of a cul de sac location offering good sized family accommodation. The accommodation is arranged over two floors with a Sitting Room, Dining Room, Kitchen and Shower Room on the ground floor. All three Bedrooms are on the first floor together with a Family Bathroom. The property benefits from a Conservatory looking out onto a secluded rear garden which, in our opinion is a true feature of this property. The property has been a much loved family home and now comes onto the market offering immense scope for modernisation and extending subject to PP. With no onward chain we recommend early internal viewing.

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 house however on the nearby Parade are a number of day to day shopping facilities including a post office and convenience store. There is a surgery, a library and nearby station providing fast services to London on the London Bridge/Charing Cross line together with a direct line from Otford to Victoria. 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 double glazed door into:

ENTRANCE HALLWAY

Stairs leading to first floor. Under stairs cupboard. Radiator

SITTING ROOM

Double glazed bay window to front with window seat. Feature fireplace with Living Flame gas fire. Television point. Radiator.

DINING ROOM

Double glazed window to front. Radiator.

KITCHEN

Farmhouse style kitchen with range of wall and base units with butchers block work surfaces. Tiled splashbacks. Space for free standing cooker with extractor over. Butler sink with mixer tap. Under counter fridge. Quarry tiled floor. Door leading to:

GARDEN ROOM

Double glazed surround with double glazed patio doors leading to rear. Two velux windows. Deep larder cupboard with space for large fridge/freezer. Radiator. Door leading to:

UTILITY/SHOWER ROOM

Double glazed window to side. Fully tiled shower cubicle. Vanity unit with cupboard under with sink unit and wc inset. Heated ladder towel rail. Radiator. Tiled floor. Utility unit with plumbing and space for washing machine and tumble dryer.

FIRST FLOOR

LANDING

Double glazed window to side. Access to loft.

BEDROOM

Double glazed window to front. Built in storage cupboard. Radiator.

BEDROOM

Double glazed window to front. Radiator.

BEDROOM

Double glazed window to rear. Radiator. Cupboard housing wall mounted Worcester boiler for central heating and hot water system.

FAMILY BATHROOM

Double glazed window to rear. Suite comprising: panelled bath, electric shower, vanity unit with wash hand basin and wc inset. Cupboard under

OUTSIDE

FRONT

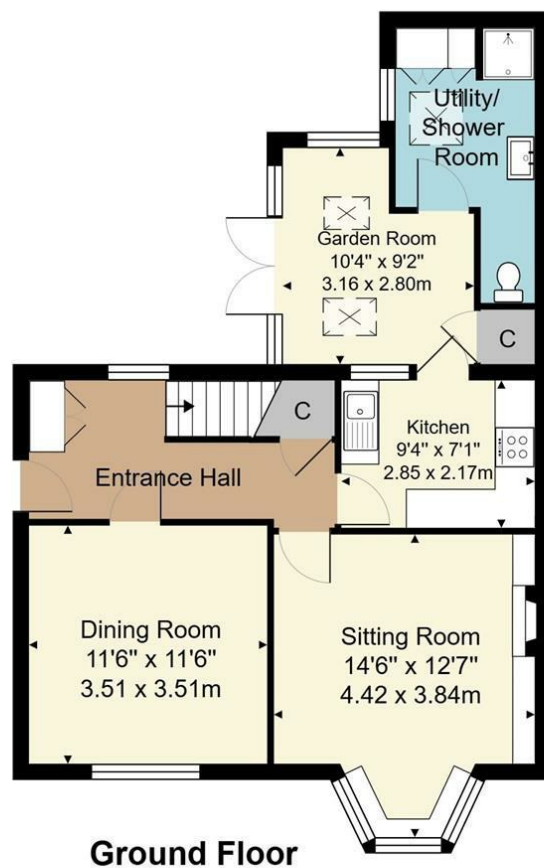
Paved driveway providing off road parking. Timber gate to side.

REAR

In our opinion this charming rear garden is a true feature with a paved patio area providing a perfect setting for outdoor entertaining. Steps up to a wall maintained lawn surrounded by a variety of mature shrubs and trees. An ornamental pond. An attractive circular Summerhouse. Timber garden shed.



EPC Rating- C



Approx. Gross Internal Area
1112 ft² ... 103.3 m²



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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