Ibbett Mosely

44 Willow Park, Otford, Sevenoaks,
TN14 5NF

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**A 3 BEDROOM FAMILY HOME SITTING CLOSE TO VILLAGE CENTRE, SCHOOLS, SURGERY & STATION.**
**BEAUTIFUL REAR GARDEN - NO ONWARD CHAIN - £560,000**

- 3 Bedrooms
- Downstairs Cloakroom
- Beautiful rear garden overlooking stream
- Open Plan Sitting/Dining Room
- Family Shower Room
- NO ONWARD CHAIN
- Kitchen
- Attached Garage with Off Road Parking

A 3 BEDROOM FAMILY HOME SITTING IN A MUCH FAVOURED LOCATION CLOSE TO VILLAGE CENTRE
NO ONWARD CHAIN - £560,000

## 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 property has been extremely well maintained and is presented to a high specification 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 Shower Room are on the first floor. The rear garden provides a safe area for young children to play with a paved 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 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 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 double glazed door into:

## ENTRANCE HALL
Staircase to first floor. Under stairs cupboard. Radiator.

## CLOAKROOM
Double glazed window to side. Wash hand basin and WC. Laminate floor.

## OPEN PLAN SITTING/DINING ROOM
Double glazed window to front. Feature brick fireplace with matching recess shelving. Living flame gas fire with stone mantle. Television point. Two radiators.

## KITCHEN
Double glazed window to rear with double glazed door to side. Comprehensive range of contemporary wall and base units with work surfaces over. Ceramic sink unit. Space for cooker with extractor and light over. Space for fridge. Space and plumbing for washing machine. Tiled surround. Laminate floor.

## FIRST FLOOR

## LANDING
Double glazed window to side. Cupboard housing Worcester boiler for central heating and hot water system.

## BEDROOM
Double glazed window to front. Range of fitted wardrobes, cupboards & drawers to one wall. Radiator.

## BEDROOM
Double glazed window to front. Range of fitted cupboards, drawers and desk. Deep over stairs cupboard. Radiator.

## SHOWER ROOM
Double glazed window to rear. Suite comprising: Large shower cubicle with glass screen, vanity unit with sink inset and cupboard under, wc. Vertical radiator. Fully tiled surround

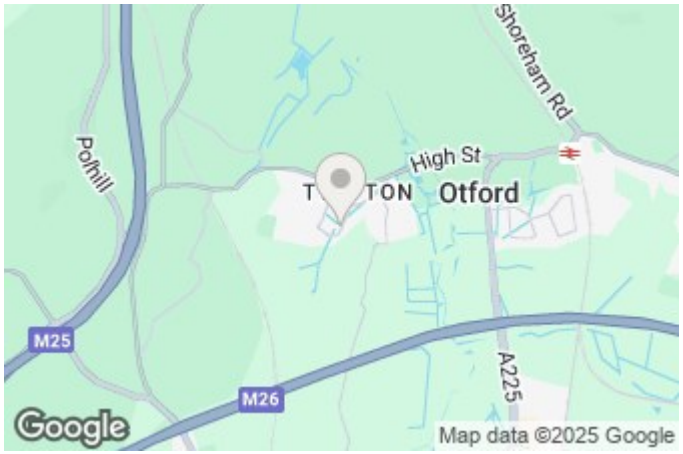
## BEDROOM
Double glazed window to rear. Fitted wardrobes. Radiator.

## OUTSIDE

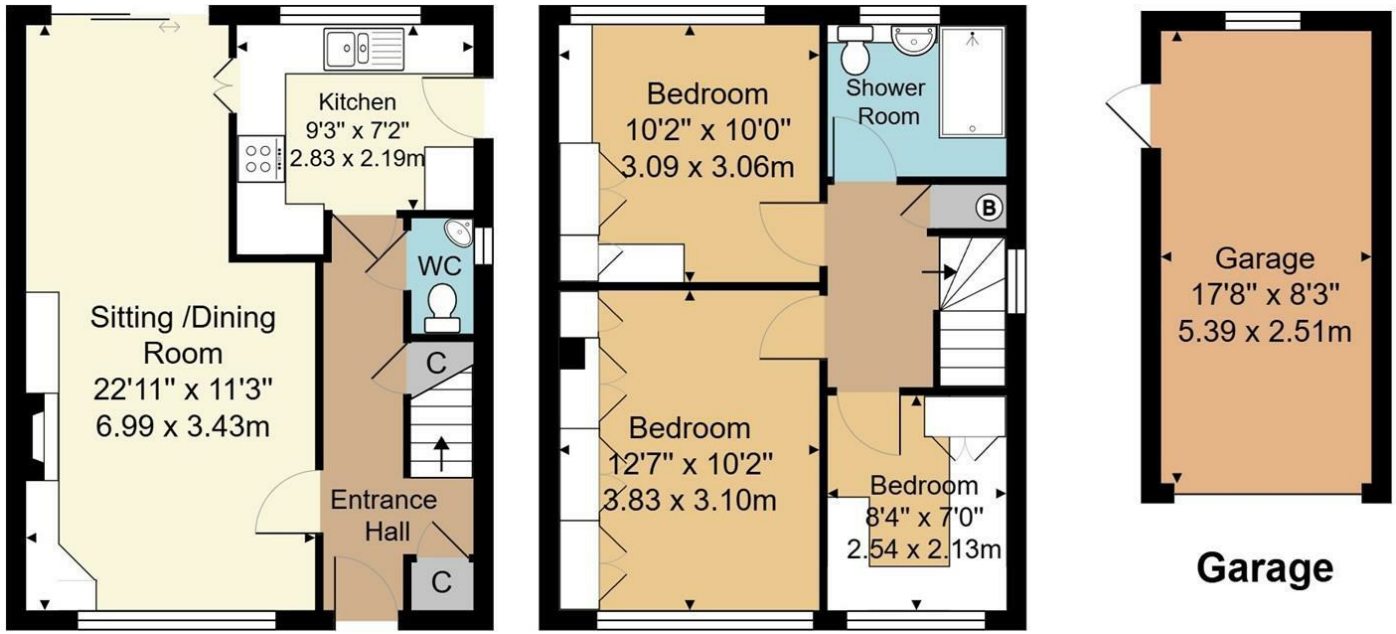
## FRONT
Pathway leading to entrance with paved driveway providing off road parking

## ATTACHED GARAGE
Up and over door. Light and power. Personal door to rear garden.

## REAR
In our opinion the rear garden is a true feature of this super family house. A spacious paved patio providing a perfect setting for outdoor entertaining leading down onto a well maintained lawn surrounded by a variety of mature shrubs and trees. Towards the end of the garden is a slow running stream, a really attractive and peaceful setting.



EPC Rating- D




House Approx. Gross Internal Area 799 sq. ft / 74.3 sq. m
Garage Approx. Internal Area 145 sq. ft / 13.5 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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