



Ibbett Mosely

29 Park Hill Road, Otford, Sevenoaks,  
Kent, TN14 5QH



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**A WELL APPOINTED DETACHED BUNGALOW SITTING IN A MUCH SOUGHT AFTER LOCATION.  
BEAUTIFUL MATURE REAR GARDEN - No onward chain  
Guide Price £695,000**

- 2 Bedrooms
- Kitchen/Breakfast Room
- Garage
- NO ONWARD CHAIN
- Sitting Room
- Garden Room/Conservatory
- Off Road Parking for several vehicles
- Dining Room/Study
- Family Bathroom
- Mature rear garden

A SUPERB DETACHED BUNGALOW SITTING IN A MUCH FAVOURED LOCATION IN WALKING DISTANCE TO THE STATION  
Beautiful Mature Rear Garden \* No Onward Chain \* Guide Price £695,000

### DESCRIPTION

As sole agents we are delighted to present this attractive bungalow sitting in a much favoured location and in walking distance to the village centre and station. The bungalow comes onto the market for the first time in many years having been a much loved family home. The accommodation is arranged on one level with a comfortable Sitting Room leading out into a light and airy Garden Room/Conservatory overlooking a well maintained mature rear garden. The Kitchen/Breakfast Room is well designed with a range of farmhouse style wall, base units and integral appliances. The property also benefits from a separate Dining Room/Study and two good sized Bedrooms both with fitted wardrobes to one wall. The rear garden is an absolute delight with a spacious Indian stone paved patio providing a perfect setting for outdoor entertaining. Steps lead down onto the lawn which is surrounded by a variety of mature shrubs and trees. A

Summerhouse and useful timber shed. There is always a demand for bungalows in the village such as number 29 and we therefore recommend early viewing to avoid the disappointment of missing out on such a great opportunity.

### 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 house 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 station providing services to London on the Victoria/Blackfriars line into St Pancras. 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. 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 led light front door into small porch. Through part glazed door into:

### ENTRANCE HALL

Cloaks cupboard.

### SITTING ROOM 19'8 x 11'9

Attractive feature fireplace. Wall lights. Television point. Radiator. Sliding double glazed doors opening into:

### GARDEN ROOM/CONSERVATORY 18'1 x 12'5

Fully double glazed surround. Stable door leading to rear patio. Stable door leading to:

### KITCHEN/BREAKFAST ROOM 15'9 x 11'5

Double glazed led light window to rear. Comprehensive range of farmhouse style wall and base units with work surfaces over. Built in oven with 4 ring halogen hob set into work top with extractor over. Integral Miele dishwasher, Hotpoint washing machine and fridge freezer. Tiled floor. Archway leading to:

### DINING ROOM/STUDY 12'7 x 10'10

Double glazed led light window to side. Wall lights. Radiator.

### BEDROOM 11'2 x 10'6

Double glazed led light window to front. Fitted wardrobes to one wall. Wall lights. Radiator.

### BEDROOM 10'8 x 9'10

Double glazed led light window to front. Fitted wardrobes to one wall. Radiator.

### BATHROOM

Double glazed led light window to rear. Suite comprising: Fully tiled shower cubicle, panelled bath, vanity unit with wash hand basin inset, wc. Down lighting. Tiled floor. Radiator.

### OUTSIDE

### FRONT

Spacious paved drive providing off road parking for several vehicles. Shrubs to one side. Gate to side

### GARAGE

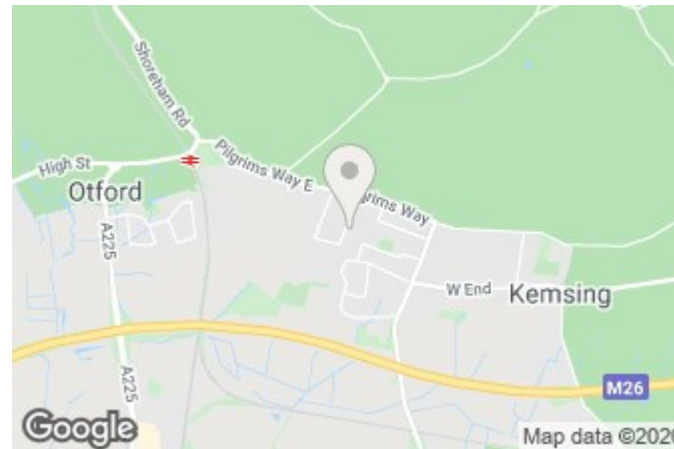
Double timber gates. Light and power.

### REAR

In our opinion the garden is a true feature of this property with a spacious paved patio with wrought iron balustrade and steps leading down onto a well maintained lawn which is surrounded by a variety of mature shrubs and trees. Summerhouse. Timber shed.

### ROUTE TO VIEW

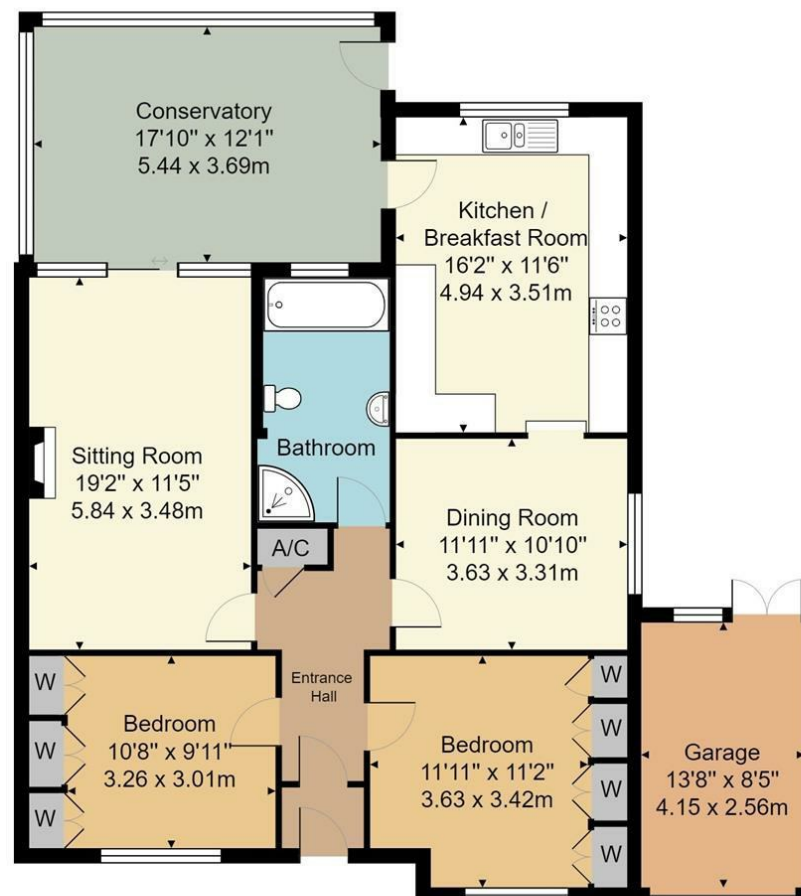
From the Otford office proceed in a northerly direction passing the station on the right hand side. Turn right into Pilgrims Way East passing Tudor Drive and Beechy Lees Road. Take the next turning right into Park Hill Road where the property will be found on the left hand side.



EPC Rating- D

Bungalow Approx. Gross Internal Area  
1259 sq. ft / 116.7 sq. m

Approx. Gross Internal Area  
(Includes Garage)  
1373 sq. ft / 127.6 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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