



Ibbett Mosely

24 Knighton Road, Otford, Sevenoaks,
TN14 5LF



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A 3 BEDROOM FAMILY HOUSE SITTING IN A MUCH FAVOURED LOCATION CLOSE TO THE VILLAGE CENTRE - NO ONWARD CHAIN - £520,000

- 3 Bedrooms
- Kitchen
- Off Road Parking
- Sitting Room
- Conservatory
- Rear Garden with Patio
- Dining Room
- Family Bath/Shower Room
- NO ONWARD CHAIN

A 3 BEDROOM FAMILY HOME SITTING IN A MUCH SOUGHT AFTER LOCATION IN THE VILLAGE
NO ONWARD CHAIN £520,000

DESCRIPTION

This 3 Bedroom property sits in one of the many popular locations in the village. The property comes onto the market with NO ONWARD CHAIN offering immense scope for modernisation and extending subject to PP. The accommodation is arranged over two floors with all three Bedrooms and Bathroom on the first floor. A Sitting Room, Dining Room and Kitchen are on the ground floor with the benefit of a good sized Conservatory leading out to the rear garden. There is a paved patio providing a perfect setting outdoor entertaining. With off road parking, in our opinion, this property has much to offer and we strongly recommend early internal viewing.

LOCATION

Situated in popular location in walking distance to station, village centre with many period buildings, listed pond and duck house on the famous

roundabout. There are a number of boutique shops in the High Street including tea rooms, antique shops, library doctors surgery and restaurants/public houses. Close by, The Parade provides a range of day to day shopping facilities including a post office and convenience store. There are many highly regarded schools in the village both state and independent. Otford railway station provides services to London on the Victoria/Blackfriars line on to St Pancras. For those who enjoy outdoor pursuits there are a number of footpaths throughout the surrounding countryside with several golf clubs close by. Otford is a vibrant village with a village hall, recreation fields and many activities and clubs for all ages. Sevenoaks Town Centre is just 3 miles away with a wide range of shopping facilities, sports centre, theatre/cinema complex, restaurants, coffee shops and a mainline station with services to London on the Charing Cross/Cannon Street line. The M25 motorway can be joined just to the west of Sevenoaks at Chevening. Junction 5 with access to Heathrow and

Gatwick airports including Bluewater Shopping Centre and the Dartford Crossing.

ENTRANCE

Through double glazed door into:

ENTRANCE HALLWAY

Staircase leading to first floor. Understairs cupboard housing electricity/gas meters. Radiator.

SITTING ROOM

Double glazed bay window to front. Feature fireplace with open fire. Radiator. Leading through to:

DINING ROOM

Radiator. Double glazed doors leading through to:

CONSERVATORY

Double glazed surround. Double glazed patio doors leading out to rear garden. Laminate floor.

KITCHEN

Double glazed door to rear. Range of wall and base units with work surfaces over. Space for cooker with extractor over. Integrated fridge and freezer. Stainless steel sink unit with mixer tap. Deep cupboard housing integrated washing machine and tumble dryer.

FIRST FLOOR

LANDING

Double glazed window to side. Access to loft.

FAMILY BATHROOM

Double glazed window to side. Suite comprising: panelled bath with shower attachment, wash hand basin, Fully tiled surround.

SEPERATE WC

Small double glazed window to side.

BEDROOM

Double glazed bay window to front. Radiator

BEDROOM

Double glazed window to rear. Built in airing cupboard housing Worcester boiler for central heating and hot water system. Radiator.

BEDROOM

Double glazed window to front. Radiator.

OUTSIDE

FRONT

Block paved driveway providing space for off road parking.

ATTACHED GARAGE

Up and over door.

REAR

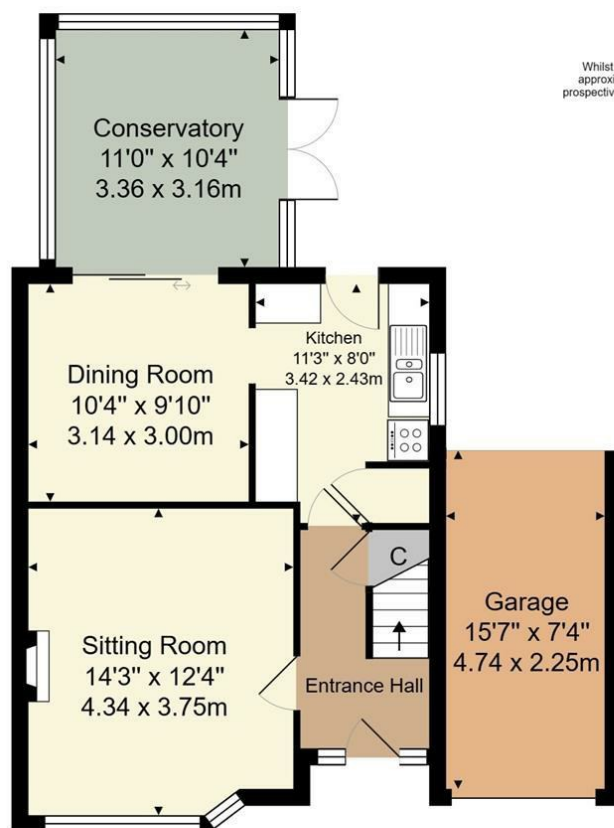
Good sized paved patio providing a perfect setting for outdoor entertaining. Mainly laid to lawn surrounded by mature shrubs and trees. Timber garden shed.



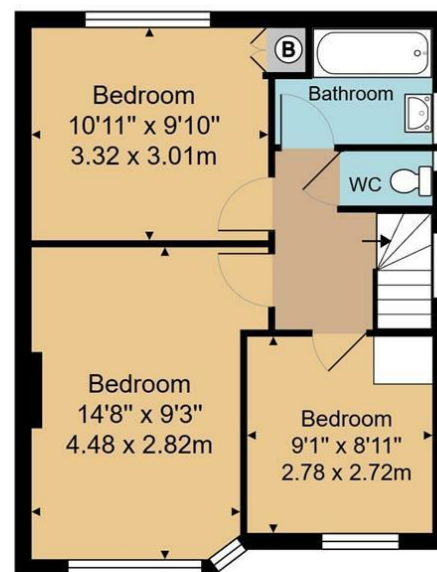
EPC Rating- D

Approx. Gross Internal Area 1007 ft² ... 93.5 m²
(excluding garage)

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.



Ground Floor



First Floor

Ibbett Mosely

Otford 01959 522164

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