



Ibbett Mosely

19 London Road, Farningham, DA4 0JP



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A SUPER FAMILY HOME WITH SECLUDED COURTYARD GARDEN SITTING IN THE VERY HEART OF THE VILLAGE

Guide Price: £550,000

- Master Bedroom with En Suite Shower • 2 Further Bedrooms
- Kitchen
- Family Shower Room
- VIEWING HIGHLY RECOMMENDED
- Sun Room
- Secluded Courtyard Garden
- Sitting/Dining Room
- Bedroom 4/Study
- Garage & space for off road parking

A SUPER 3/4 BEDROOM FAMILY HOME SITTING IN THE HEART OF THE VILLAGE

Guide Price £550,000

DESCRIPTION

This super family home built in 1997 comes onto the market in pristine condition providing flexible accommodation which is arranged over two floors. The Open Plan Living/Dining Room looks out over the pretty courtyard garden and leads into the Sun Room. The Kitchen has been well designed looking out to the front with a range of integral appliances. The fourth Bedroom is currently being used as a Study. On the first floor is the Master Bedroom with En Suite Shower Room together with two further Bedrooms. In our opinion the secluded Courtyard Garden is a true feature of this property providing a perfect setting for outdoor entertaining. The property also benefits from a Garage and space for off road parking. Early internal viewing is highly recommended.

LOCATION

The sought after village of Farningham has a number of local shops, restaurants and public houses. Farningham

Road station is approximately 1.5 miles with services to London on the Victoria Line. A bus service passes through the village and close by is the village of Eynsford which also has services to London on the Blackfriars and Victoria line. Swanley station is closeby with fast services to London. There is a wider range of shopping facilities at Bluewater Shopping Centre together with a cinema complex and a variety of restaurants. Sevenoaks Town centre is within 5 miles with cinema/theatre, main library and leisure centre. The property is ideally situated within the catchment area for the popular Anthony Roper School with school bus routes into Dartford and Sevenoaks where there are a number of highly regarded schools including Dartford Grammar Schools and Sevenoaks School. The M25 motorway is less than one mile away with access to London, Gatwick and Heathrow Airports via junction 3.

ENTRANCE

Through double glazed door into:

ENTRANCE HALL

Staircase leading to first floor. Laminate floor. Dado rail.

KITCHEN

Double glazed window to front. Range of wall and base

units with work surface over. Built in oven with extractor over and 4 ring gas hob set into work top. Space and plumbing for washing machine. Integral washing machine and dish washer. Down lighting, Radiator. Door leading out to side.

CLOAKROOM

Double glazed window to front. Wash hand basin. WC. Tiled floor. Radiator.

SITTING/DINING ROOM

Double glazed window to rear looking out onto Courtyard Garden. Feature fireplace with gas fire inset. Wall lights. Coved ceiling. Deep cupboard housing boiler for central heating and hot water system. Double glazed doors leading out to:

SUN ROOM

Double glazed patio doors leading out to Courtyard Garden. Quarry tiled floor.

STUDY/BEDROOM 4

Double glazed window to front. Dado rail and coved ceiling. Radiator.

FIRST FLOOR

LANDING

Double glazed window to side. Cupboard housing hot water cylinder. Dado rail.

MASTER BEDROOM

Two double glazed windows to rear. Range of fitted wardrobes to one wall. Door leading to:

EN SUITE SHOWER ROOM

Fully tiled shower cubicle, wash hand basin and WC. Radiator.

BEDROOM

Double glazed window to front. Storage cupboard.

BEDROOM

Double glazed window to front. Coved ceiling. Radiator.

FAMILY BATHROOM

Double glazed window to rear. Suite comprising: panelled bath, wash hand basin, wc. Extractor fan. Tiled floor.

OUTSIDE

FRONT

Attractive tree lined garden with pathway leading to entrance.

REAR

The secluded courtyard garden provides a perfect place to sit and relax and enjoy outdoor entertaining.

GARAGE

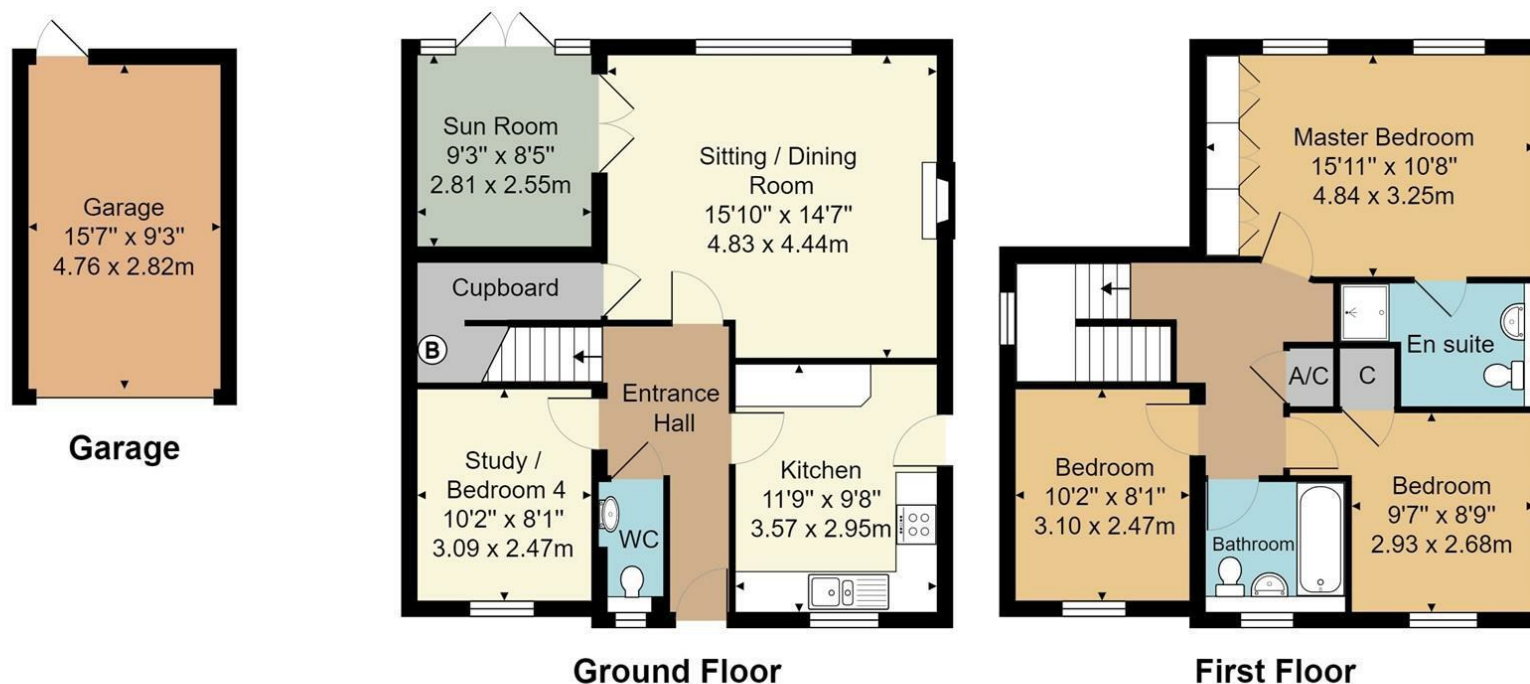
Driveway providing space for off road parking leading to garage with electronically operated door.

ROUTE TO VIEW

From the Otford office proceed in a northerly direction out of the village and onto the Shoreham Road. Continue through the villages of Shoreham and Eynsford towards Farningham passing Anthony Roper School on the left hand side. Turn left into The High Street and continue into London Road where the property will be found on the right hand side.



EPC Rating- D



House Approx. Gross Internal Area 1241 sq. ft / 115.3 sq. m

Garage Approx. Internal Area 144 sq. ft / 13.4 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.

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Otford 01959 522164

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