



Ibbett Mosely

52 Well Road, Otford, Sevenoaks, TN14
5PT



52 Well Road, Otford, Sevenoaks, TN14 5PT

A 3 BEDROOM DETACHED HOUSE IN EASY WALKING DISTANCE TO THE STATION AND VILLAGE CENTRE. NO ONWARD CHAIN - £880,000

- 3 Bedrooms
- Small Conservatory
- Garage & Off Road Parking
- NO ONWARD CHAIN
- Sitting Room
- Family Shower/Bathroom
- Within walking distance to Station & Village Centre
- Kitchen/Dining Room
- Rear garden backing onto open fields
- Garage with Off Road Parking

A WELL APPOINTED FAMILY HOME IN EASY WALKING DISTANCE TO OTFORD STATION AND VILLAGE CENTRE - NO ONWARD CHAIN £880,000

DESCRIPTION

It has long been recognised that Well Road is one of the most sought after of locations in the village being so convenient for Otford Station, Schools and all local amenities. This property comes onto the market ready for immediate occupation with newly installed Kitchen/Breakfast Room and Kitchen. The accommodation is arranged over two floors. The Sitting Room looks out onto the rear garden. The Kitchen/Dining Room has been installed and designed with great attention to detail. All three Bedrooms and Family Shower/Bathroom are on the first floor. For those who appreciate a beautiful garden, this will not disappoint. A perfect setting for outdoor entertaining. Internal viewing is highly recommended.

LOCATION

Situated in a much favoured 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 fast services to London on the London Bridge/ Charing Cross line taking about 30 minutes. 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 leaded light double glazed door into:

ENTRANCE HALLWAY

Stair case leading to first floor. Under stairs cupboard. Radiator.

CLOAKROOM

Wash hand basin and WC

SITTING ROOM

Double glazed leaded light window to front. Feature fireplace with open fire. Laminate floor. Radiator. Double glazed patio doors leading out to rear garden. Double glazed door leading out to:

SMALL CONSERVATORY

Double glazed windows and patio doors to rear. Quarry tiled floor.

KITCHEN/DINING ROOM

Double glazed leaded light window to front. Comprehensive range of shaker style wall and base units with granite work surfaces over and matching breakfast bar. Stainless steel one and half sink unit with mixer tap. Integrated fridge/freezer and dish washer. Built in Neff double oven with Neff induction hob set into work surface with extractor over. Laminate floor. Cupboard housing boiler for central heating and hot water system. Down lighting. Double glazed window to rear.

FIRST FLOOR

LANDING

Long double glazed window. Access to loft.

BEDROOM

Double glazed leaded light window to front. Two radiators. Eaves storage. Airing cupboard housing hot water cylinder.

BEDROOM

Double glazed leaded light window to front. Radiator.

BEDROOM

Double glazed leaded light window to front. Radiator.

FAMILY SHOWER/BATHROOM

Two double glazed windows to rear. Suite comprising: panelled bath, vanity unit with wash hand basin inset, wc. Fully tiled shower cubicle Heated chrome towel rail. Down lighting. Laminate floor.

OUTSIDE

FRONT

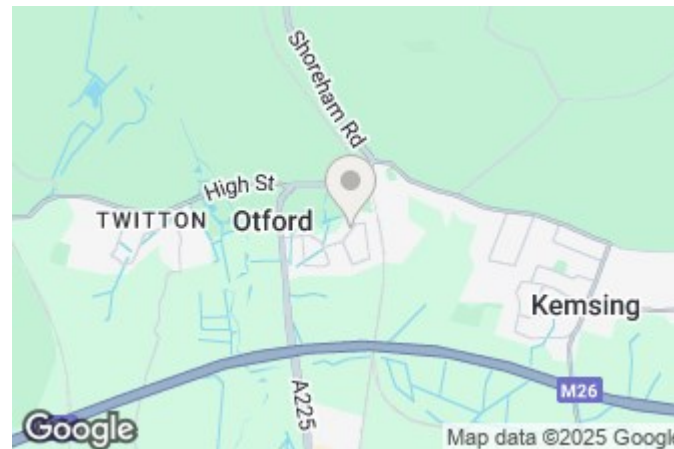
Garage with up and over door. Space for off road parking.

REAR

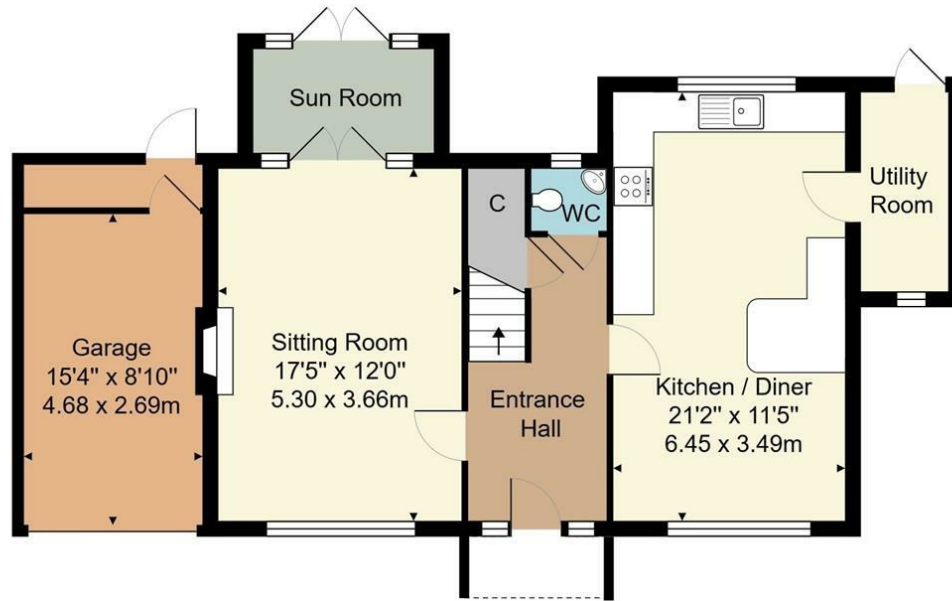
Mainly laid to lawn and surrounded by a variety of shrubs. Personal door leading into:

SMALL LOBBY

Door leading into garage. Light and power. Fuse boxes and meters.



EPC Rating- D



Ground Floor



First Floor

House Approx. Gross Internal Area 1307 sq. ft / 121.4 sq. m
Approx. Gross Internal Area (Incl. Garage) 1478 sq. ft / 137.3 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

Otford 01959 522164

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property. ver 3.0.

...a name you can trust
offices in Kent and London