



Ibbett Mosely

1 Leonard Avenue, Otford, Sevenoaks,
TN14 5RB



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A 3 BEDROOM FAMILY HOME WHICH COMES ONTO THE MARKET OFFERING IMMENSE SCOPE FOR RENOVATION AND EXTENDING SUBJECT TO PP - £595,000

- 3 Bedrooms
- Kitchen
- Off Road Parking
- NO ONWARD CHAIN
- Sitting Room
- Family Bathroom
- Rear Garden with far reaching views over open fields
- Dining Room
- Downstairs Cloakroom
- Sitting in the very heart of the village

A 3 BEDROOM SEMI DETACHED FAMILY HOUSE SITTING IN THE VERY HEART OF THE VILLAGE NO ONWARD CHAIN - GUIDE PRICE £595,000

DESCRIPTION

As Sole Agents we are delighted to present this super family home sitting in the very heart of the village. The property has been a much loved family home now on the market offering immense scope for updating and extending subject to planning consent. The property has far reaching views from the rear and in easy walking distance to all local amenities including doctor's surgery, station, local shops and post office. The property is arranged over two floors with an Open Plan Sitting/Dining Room, Kitchen and Cloakroom on the Ground Floor. All 3 Bedrooms and Family Bathroom are on the First Floor. The rear garden offers a perfect setting for outdoor entertaining and there is off road parking. In our opinion this property has so much to offer and can only be appreciated by internal viewing.

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 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 HALLWAY

Staircase leading to first floor. Radiator.

CLOAKROOM

Double glazed Georgian style window to front. Wash hand basin and WC.

DINING ROOM

Double glazed Georgian style bay window to front. Multi paned glass doors leading into:

SITTING ROOM

Double glazed patio doors leading out into rear garden. Feature brick fireplace with open fire. Television point. Coved ceiling.

KITCHEN

Double glazed window to rear. Range of Farmhouse style wall and base units with work surfaces over.. Built in oven with 4 ring induction hob set into work surface. Space and plumbing for washing machine and fridge freezer. Ceramic sink unit. Solid door to side.

LANDING

Double glazed window to side. Access to loft.

BEDROOM

Double glazed Georgian style window to front.

BEDROOM

Double glazed window to rear with far reaching views over open fields. Range of built in wardrobes. Vanity unit with sink inset. Television point. Radiator.

BEDROOM

Double glazed window.

FAMILY BATHROOM

Double glazed window to rear.. Suite comprising: panelled bath, wash hand basin and WC Radiator.

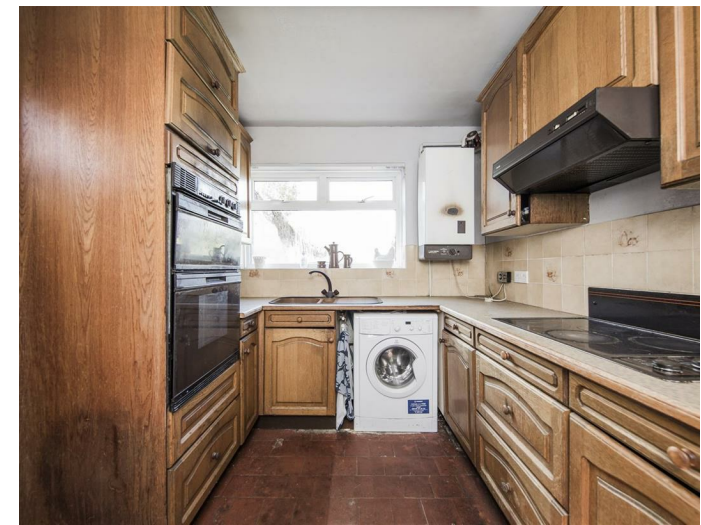
OUTSIDE

FRONT

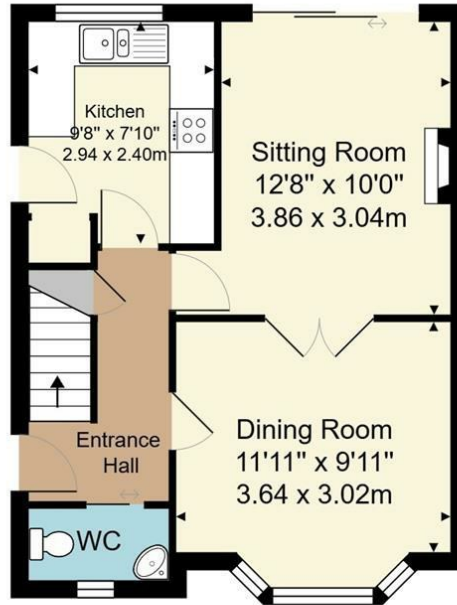
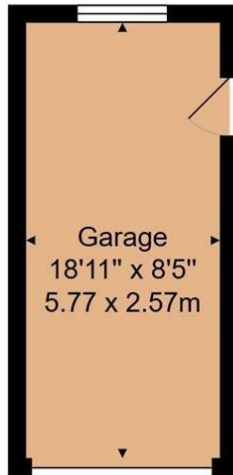
Space for off road parking. Entrance to side via timber gate.

REAR

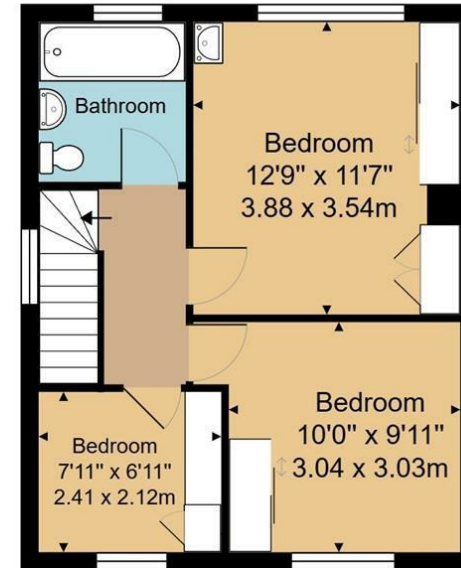
Mainly laid to lawn and surrounded by a variety of mature shrubs and trees. A perfect setting for outdoor entertaining with far reaching views in the distance.



EPC Rating- F



Ground Floor



First Floor

House Approx. Gross Internal Area
863 sq. ft / 80.2 sq. m

Garage Approx. Internal Area
160 sq. ft / 14.8 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

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