



Ibbett Mosely

47 Knighton Road, Otford, TN14 5LD



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A SUPER SEMI-DETACHED FAMILY HOME SITTING IN A MUCH SOUGHT AFTER LOCATION WITH EXTENSIVE GARDEN.

NO ONWARD CHAIN - OFFERS IN THE REGION OF £600,000

- 3 Bedrooms
- Sitting Room
- Attached Garage & Off Road Parking
- NO ONWARD CHAIN
- Family Shower Room & Separate WC
- Garden Room
- Extensive Mature Rear Garden
- Open Plan Kitchen/Dining Room
- Downstairs WC
- Immense scope for extending subject to PP

A SUPER FAMILY HOME SITTING IN A MUCH SOUGHT AFTER LOCATION WITH EXTENSIVE REAR GARDEN. NO ONWARD CHAIN OFFERS IN THE REGION OF £600,000

DESCRIPTION

This super family home comes onto the market for the first time in many years after being a much loved family home. The property has been extremely well maintained over the years and offers immense scope for extending subject to planning consent. The accommodation is arranged over two floors with a Sitting Room and Kitchen/Dining Room on the ground floor together with a Garden/Family Room overlooking the rear garden. All three Bedrooms and Family Shower Room on the first floor. In our opinion the extensive rear garden is a true feature of the property. Mainly laid to lawn and surrounded by a variety of mature shrubs and trees. The garden offers seclusion and space within a beautiful and peaceful setting. We strongly recommend early internal viewing of this perfect family home.

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 fast services to London on the London Bridge/Charing Cross line taking 30 minutes. For those who enjoy outdoor pursuits there are a number of footpaths throughout the surrounding countryside. 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 solid front door into:

ENTRANCE HALLWAY

Staircase leading to first floor. Radiator.

OPEN PLAN KITCHEN/DINING ROOM

Double glazed window to side. Dining area to front leading through to a well designed Kitchen. Comprehensive range of wall and base units with work surfaces over. Matching central island with cupboards and drawers under. Built in double oven with 4 ring gas hob and extractor over. Integral dishwasher. Space for fridge/freezer. Space and plumbing for washing machine. Stainless steel sink unit with mixer tap. Door leading to storage area.

DOWNSTAIRS CLOAKROOM

Small double glazed window. Wash hand basin and WC.

SITTING ROOM

Double glazed window to side. Feature Living Flame gas fire set into chimney breast. Television point. Down lighting. Coved ceiling. Television point. Leading through to:

GARDEN/FAMILY ROOM

Double glazed sliding doors leading out to rear patio area.

FIRST FLOOR

LANDING

Double glazed window to side. Access to loft. Door leading to Airing Cupboard housing lagged hot water cylinder. Wall mounted boiler for central heating and hot water system.

FAMILY SHOWER ROOM

Double glazed window to side. Large walk in shower cubicle. Fully tiled surround.

SEPARATE WC

Double glazed window to side. Wash hand basin and WC. Laminate floor.

MASTER BEDROOM

Two double glazed windows to front. Built in mirror fronted wardrobe. Door leading to further storage, hanging space. Radiator.

BEDROOM

Double glazed window to rear with far reaching views. Storage cupboard. Radiator.

BEDROOM

Double glazed window to rear with far reaching views. Radiator.

FRONT

Paved pathway leading to entrance with lawn to side. Paved driveway providing space for off road parking.

ATTACHED GARAGE

Up and over door. Light and power. Personal door leading to rear garden.

REAR

For those who enjoy and appreciate the joy of a spacious garden, this will not disappoint. A paved patio area providing a perfect location for outdoor entertaining. Steps leading up to a lawn which extends to the very end of the garden and surrounded by mature shrubs and trees. The garden offers seclusion and space within a beautiful and peaceful setting.



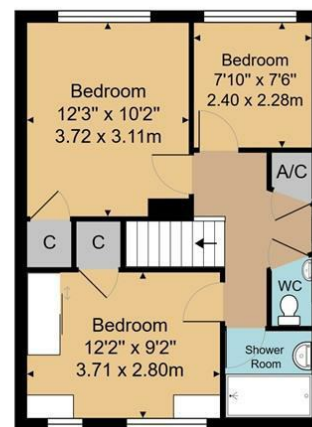
EPC Rating- D



House Approx. Gross Internal Area
1177 sq. ft / 109.3 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1409 sq. ft / 130.9 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.



First Floor

Ibbett Mosely

Otford 01959 522164

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