



Otford Road

Sevenoaks, Kent TN14

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A handsome three bedroom semi-detached property offering bright & spacious accommodation and located on a no through road close to local amenities.

- Semi-detached house
- 3 bedrooms
- Low maintenance garden
- Set on a no through road
- Close to local amenities & Station
- Potential to extend subject to planning

THE PROPERTY

The front door opens into a generous entrance hall with stairs leading to the first floor and under the stairs a door leads down to a useful cellar room. There is a large open plan dual aspect sitting/dining room with ample sitting and dining space with a bay window overlooking the front whilst a further window looks out onto the rear garden.

The kitchen is fitted with a range of wall and base units with soft close doors and a complimentary worktop running over, incorporating a sink and drainer unit. There is an integrated oven with a ceramic hob, wine fridge and space for further appliances. The walls are partly tiled in a modern metro pattern and there are recessed spotlights. This dual aspect room is a good size with two windows overlooking the garden and a side door providing access outside.

Upstairs the landing leads to three bedrooms and a shower room. The master bedroom is a generous size with two windows to the front, bedroom two is a good size double with an attractive cast iron fireplace and large built-in storage cupboards and along with bedroom three, which



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is currently used as an office, overlooks the rear garden. The shower room is fully tiled and fitted with a corner shower unit, wash hand basin and W.C with heated towel rail, mirrored cabinet and window to the side.

The central heating system was installed in 2020 including a new boiler, all new pipework and radiators and which has been serviced annually since.

The loft is part boarded with ladder access.

OUTSIDE

The front garden is paved with well stocked flower beds and a path leads up a couple of steps to the front door. A brick wall provides a boundary to the street and to the left of the house a path gives access via a side gate to the rear of the property.

The rear garden has an area of patio directly outside the back door which continues up the garden, ideal for al fresco dining. There is an area of decking along with an area of lawn with a flower bed running along the righthand side of the garden and a raised planter across the width of the garden at the end which is well stocked with shrubs. The boundaries are fenced.

SURROUNDING AREA

The property is located close to local shopping facilities including a Sainsbury's Local, chemist, hairdressers, tea rooms and McColl's convenience store as well as a number of takeaway outlets. There is also a Sainsbury's superstore, Lidl and retail park a short distance away.

Sevenoaks High Street is approximately 1.2 miles away offering a wide choice of social and recreational activities include the Stag Theatre and cinema, leisure centre with swimming pool and fitness suite.



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Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street) is approximately 1.2 miles distant and Bat & Ball station is 0.1 of a mile distant and links to numerous stations through South East London terminating at London Blackfriars. Access to the M25 (junction 5) and A21 can be found at the Chevening interchange approximately 2.1 miles away which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus, the south coast and the excellent Bluewater shopping centre.

Schooling is excellent with many highly regarded primary, private and grammar schools including Sevenoaks Primary, Lady Boswell's and St John's Primary Schools, Trinity School, Weald of Kent Grammar Annexe, Tunbridge Wells Boys Grammar.

Further places of interest within the local area include Knole Park, Chartwell (Winston Churchill's former home), Ightham Mote, Hever Castle, Emmetts Garden, Penshurst Place and Sevenoaks Wildlife Reserve among many others.







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Approximate Area = 1189 sq ft / 110.4 sq m

For identification only - Not to scale



TENURE

Freehold.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council - Band D.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

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