



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.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 78                      | 86        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



## 21 PILGRIMS WAY WEST, OTFORD, SEVENOAKS, KENT TN14 5JQ

A superbly balanced 3 bedroomed link detached home with garage to side parking to front, in a much favoured location with far reaching views over open countryside to the front and a pretty rear garden with a charming stream. The property comes onto the market for the first time since being built in 2007 and has since been a much enjoyed family home.

Spacious entrance hall and landing ■ 3 Bedrooms ■ En Suite Shower Room ■ Sitting Room ■ Dining Room ■ Kitchen ■ Conservatory ■ Garage ■ Off Street Parking ■ No Chain ■ Views

**PRICE: £675,000**

## SITUATION

The centre of Otford with its various shops, a recreation ground, primary school is within easy reach as is Otford railway station with its excellent service of trains to London Victoria with peak hour fast services to London taking about 40 minutes. Russell House and St Michaels private schools are within easy reach. The market town of Sevenoaks with its varied shopping, out of town supermarkets, main line railway station to London on the Charing Cross/Cannon Street line is about three miles distant. Access onto the M25/M20/A21 is within a short drive and the area is bounded by a large number of public footpaths providing some spectacular walking.

## DIRECTIONS

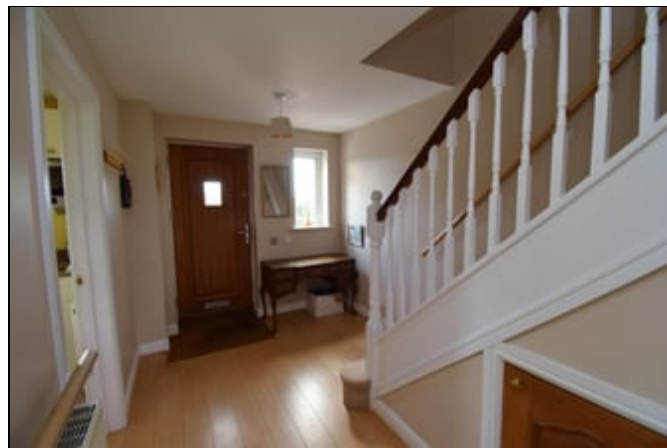
From Sevenoaks town proceed north down St Johns Hill to the traffic lights. Go straight over and proceed into the village of Otford. Turn left at the village pond. Turn left into the High Street and continue along the Pilgrims Way West where the property will be found on the left hand side just after the turning for Rye Lane.

## GROUND FLOOR

### ENTRANCE

Solid front door to entrance hall.

### ENTRANCE HALL



7' 8" x 17' 0" (2.34m x 5.18m) Double glazed window to front, stairs to 1st floor, under stairs storage cupboard, laminate flooring.

### CLOAKROOM

3' 3" x 4' 9" (0.99m x 1.45m) Wash hand basin, low level W.C., radiator.

### SITTING ROOM

18' 2" x 13' 2" (5.54m x 4.01m) Double glazed windows to rear and side, feature fireplace with free-standing electric wood burning stove, French doors to conservatory.

### DINING ROOM

## KITCHEN

10' 0" x 9' 11" (3.05m x 3.02m) Double glazed window to front with views over open fields, wall and base units with work surfaces over, built in oven with 5 ring gas hob and extractor over, integrated dishwasher, integrated washing machine and microwave.

## CONSERVATORY



8' 3" x 8' 11" (2.51m x 2.72m) Fully glazed surround with French doors leading to the rear garden, tiled floor.

## FIRST FLOOR

### LANDING



7' 8" x 10' 10" (2.34m x 3.30m) Obscure double glazed window to side, access to loft.

## BEDROOM 1



13' 5" x 10' 7" (4.09m x 3.23m) Double glazed window to rear, radiator, double wardrobe, door to en suite.

## EN SUITE SHOWER ROOM



3' 9" x 7' 3" (1.14m x 2.21m) Obscure double glazed window to side, fully tiled shower cubicle, wash hand basin, low level W.C.

## BEDROOM 2



10' 0" x 9' 4" (3.05m x 2.84m) Double glazed window with views to front, wardrobe.

## BEDROOM 3

10' 0" x 7' 3" (3.05m x 2.21m) Double glazed tilt and turn window to rear.

## BATHROOM



5' 8" x 7' 7" (1.73m x 2.31m) Obscure double glazed window to front, paneled bath with shower attachment and shower screen, pedestal wash hand basin, low level W.C., vanity unit, fully tiled walls, chrome heated towel rail.

## OUTSIDE

### FRONT GARDEN

Off street parking surrounded by hedging and shrubs.

### REAR GARDEN



Approximately 30ft x 30ft, paved patio to walled sculptured lawn, pergola, bridge over natural stream with rose arch over. A wealth of shrubs in borders

### GARAGE

17' 8" x 9' 10" (5.38m x 3.00m) Up and over door, power and light, loft storage space.

### COUNCIL TAX BAND F