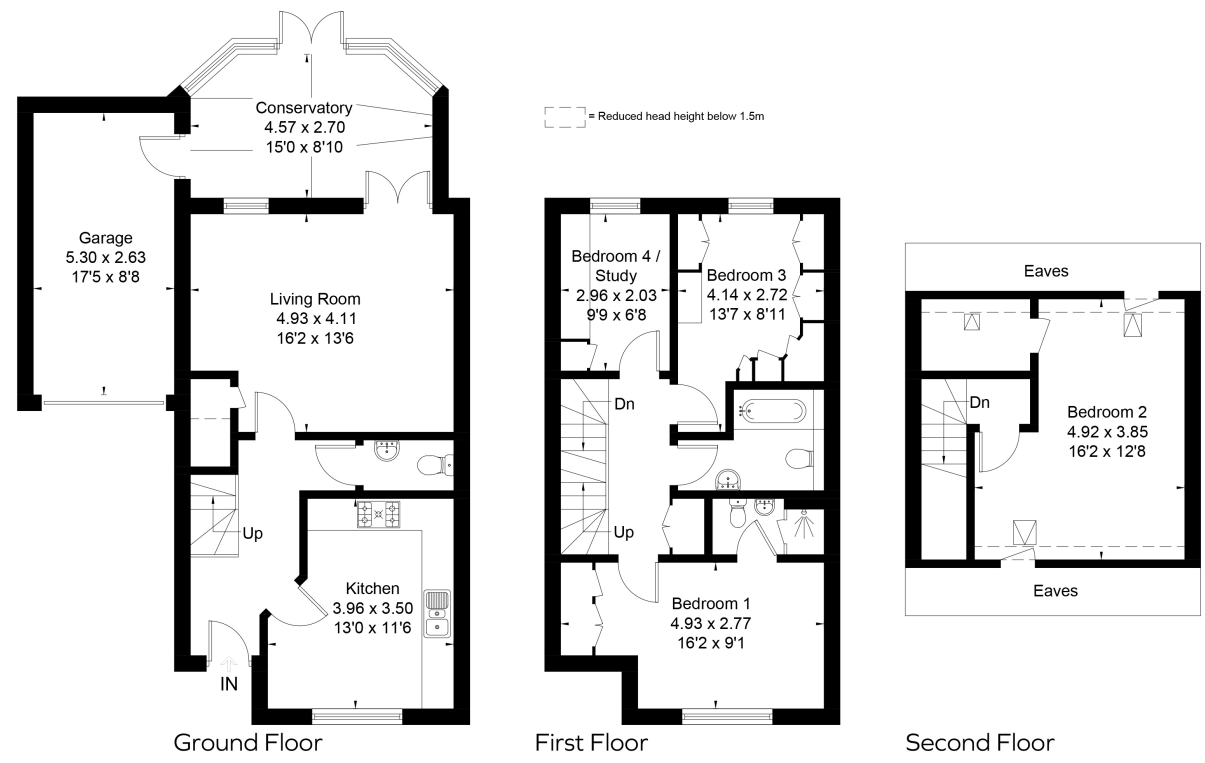




KE

Approximate Area = 142.8 sq m / 1537 sq ft
 (Including Garage / Excluding Eaves)
 Including Limited Use Area (3.5 sq m / 38 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 309506



3 HOPFIELD CLOSE, OTFORD, SEVENOAKS,
 KENT. TN14 5FB

£700,000
 Freehold

Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

ABOUT THE PROPERTY

This well appointed four bedroom modern executive style semi detached family home sits at the end of a cul de sac and forms part of a circa 2009 built development by Wimpey Homes originally known as Orchard Place. The property is arranged over three floors and provides good sized flexible family accommodation. On entering via the hall to the ground floor is a kitchen/breakfast room which looks out to the front and has been well designed with integral appliances, cloakroom, light and airy sitting room leads out into a bright conservatory which enjoys views to the garden. With staircase from the entrance hall rising to first floor you find the principal bedroom with en suite shower room, two further bedrooms and family bathroom. To the second floor is a further generous double bedroom with part sloping ceilings, sky light, generous eaves storage space. The rear garden is secluded with lawn and patio and a perfect area for young children to play, the property benefits of an attached garage and additional off road parking. One of the real benefits is the homes location for local schools and amenities and Otford mainline station with a residents coded gate giving exclusive access. This private position being a no through road is ideal for a young family or couple looking for some peace and quiet.

FEATURES

- Four Bed Semi Detached Modern Family Home
- Close Proximity of Otford Mainline Station, Local School and Amenities
- En Suite To Master Bedroom
- Double Glazed Conservatory Leading To Low Maintenance Rear Garden
- Attached Garage and Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Entrance Hall

Front entrance door, radiator in decorative cover, stair case to first floor, Amtico flooring.

Kitchen

13' 0" x 11' 6" (3.96m x 3.51m) Fitted modern kitchen units, double glazed window to front with fitted shutters, integrated washing machine and dishwasher, fitted eye level double oven and grill, inset one and a half bowl sink unit with mixer taps, fitted five burner hob with extractor canopy over and stainless steel splash back, integrated fridge freezer.

Cloakroom

Low level WC, pedestal wash hand basin, radiator, mosaic style tiling.

Lounge

16' 2" x 13' 6" (4.93m x 4.11m) Double glazed window to front with fitted shutters and double glazed French doors leading to the conservatory, two radiators, television point, under stairs storage cupboard.

Conservatory

15' 0" x 8' 10" (4.57m x 2.69m) Double glazed all around with Brick Base, air conditioning unit providing hot and cold air, door to garage.

First Floor

First Floor Landing

Stair case to second floor, built in airing cupboard housing boiler.

Bedroom Four/Study

9' 9" x 6' 8" (2.97m x 2.03m) Double glazed window to rear, radiator, currently used as an office with desk unit.

Bedroom Three

13' 7" x 8' 11" (4.14m x 2.72m) Range of fitted furniture comprising floor to ceiling wardrobes and drawers, double glazed window to rear, radiator.

Bathroom

White suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, Mosaic style fully tiled walls.

Bedroom One

16' 2" x 9' 1" (4.93m x 2.77m) Range of built in wardrobes, double glazed window to front with fitted shutters, radiator.

Second Floor

Bedroom Two

16' 2" x 12' 8" (4.93m x 3.86m) Two double glazed skylight windows, built in deep set storage cupboard, eaves access providing further storage.

Outside

Rear Garden

Enclosed rear garden, raised timber decking, laid to lawn access to front, garden shed.

Front Garden

Off road parking, driveway to garage.

Garage

17' 5" x 8' 8" (5.31m x 2.64m) Up and over door to front, power and light, door to conservatory, storage cupboards.

Council Tax Band E

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.

