

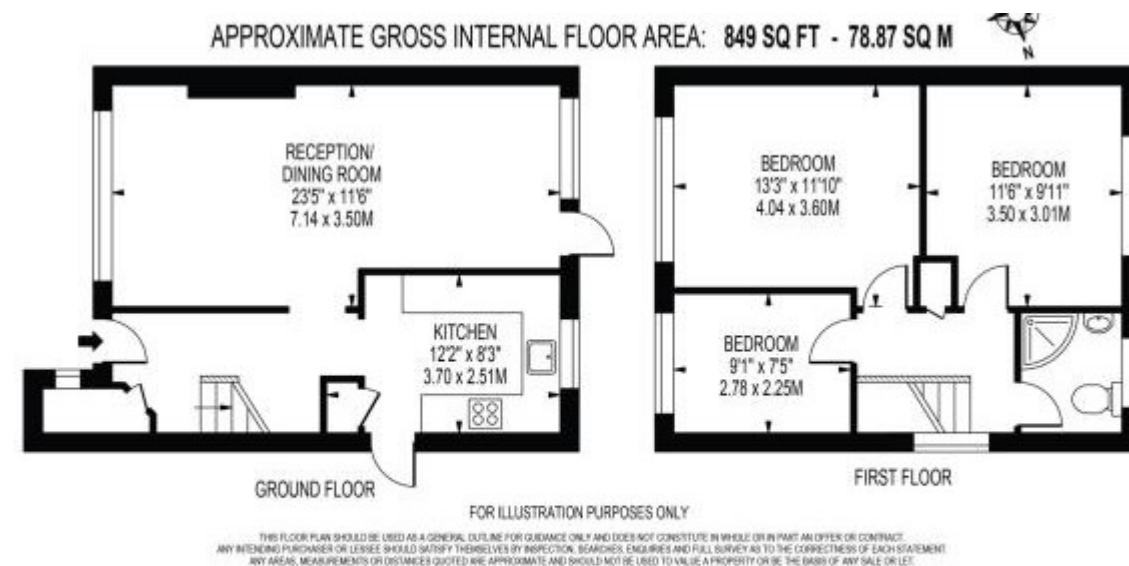
# JohnKingston

an estate agent since 1975

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	83
A		
(81-91)		
B		
(69-80)		
C		
(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		



**21 ORCHARD ROAD, OTFORD, SEVENOAKS, KENT TN14 5LG**

AN INCREASINGLY RARE OPPORTUNITY! A 3 bed detached house that is move in ready but would lend itself to enlargement set within an excellent corner shaped garden plot with plenty of parking, located at the end of a quiet cul-de-sac in this highly favoured and sought after village close to Sevenoaks. The owners have modernised the interior stylishly but left any extensions or building plot potential for the next owner.

Entrance Hall ■ Sitting Room with Open Fireplace ■ Dining Room ■ 3 Bedrooms ■ Shower Room ■ Rear Garden which extends to the side and rear ■ Contemporary kitchen ■ Great corner plot offering much potential for enlargement

**PRICE: GUIDE PRICE £725,000 FREEHOLD**



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SITUATION

The property lies in a convenient position at the end of a cul-de-sac. The centre of Otford with its various shops, a recreation ground, primary school and local inns 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. Proceed away from the village taking a left hand turn into Telston Lane. Turn right into Knighton Road and follow the road around. Turn first right into Orchard Road bearing left and number 21 will be found at the end of the close on the left hand side.

GROUND FLOOR

COVERED PORCH

Lighting.

ENTRANCE HALL

13' 0" x 6' 3" (3.96m x 1.91m) including the stairs, attractive white tiled floor with underfloor heating, built in shelved cupboard which has the gas and electric meters.

STORAGE CUPBOARD

This was once a cloakroom.

LOUNGE/DINING ROOM



23' 5" x 11' 6" (7.14m x 3.51m) double glazed window to front, double glazed patio doors to garden, ceramic white tiled floor with underfloor heating.

KITCHEN



12' 2" x 8' 3" (3.71m x 2.51m) Fitted with a range of white high gloss wall and base units, solid wood worktops, stainless steel double drainer sink unit, space for fridge freezer, plumbed for washing machine, cupboard housing Gloworm boiler, slot in cooker and stainless steel extractor hood, ceramic tiled floor with underfloor heating, double glazed window to rear and door to back garden.

FIRST FLOOR

LANDING

8' 6" x 5' 10" (2.59m x 1.78m) opaque double glazed window to side, hatch to the loft, airing cupboard with pre-insulated cylinder.

BEDROOM 1



13' 2" x 10' 6" (4.01m x 3.20m) Double glazed window to the front, radiator.

BEDROOM 2

11' 4" x 9' 11" (3.45m x 3.02m) Double glazed window to the rear, radiator.

BEDROOM 3



9' 1" x 7' 5" (2.77m x 2.24m) Double glazed window to front, radiator.

SHOWER ROOM



6' 5" x 5' 6" (1.96m x 1.68m) Corner shower cubicle, pedestal wash hand basin, low level W.C., opaque double glazed window to the rear, tubular heated towel rail, splash back tiling and panelling.

OUTSIDE

FRONT GARDEN

Off road parking to front with type one ready for what ever surface you decide access at the side leads through to the rear and side garden.

REAR AND SIDE GARDEN



The rear and side garden is of an excellent size with potential to extend or build (stpp), outside tap.

COUNCIL TAX BAND F