





SITUATION

The property lies in a convenient and highly favourable position. The centre of Otford with its various shops, a recreation ground, primary school and a number of 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 through Otford High street and away from the village taking a left into Rye Lane. Willow Park is the first turning on your right hand side and the property can be found half way along on your right hand side.

GROUND FLOOR

PORCH



6' 8" x 2' 5" (2.03m x 0.74m) UPVC double glazed window and door to front, door to entrance hall.

LOUNGE



22' 5" x 10' 9" (6.83m x 3.28m) Double glazed window to front, 2 radiators, fitted cupboards, understairs cupboard.

CONSERVATORY



8' 9" x 7' 7" (2.67m x 2.31m) 9' 2" x 7' 7" (2.79m x 2.31m) Door to garden, radiator, 3/4 double glazed.

CLOAKROOM

4' 3" x 2' 5" (1.30m x 0.74m) Low level W.C., corner wash hand basin, localised tiling, opaque double glazed window to side, radiator.

KITCHEN



9' 3" x 8' 9" (2.82m x 2.67m) Fitted with matching wall and base units, stainless steel single drainer sink unit, cupboard housing Gloworm boiler, space for cooker, double glazed window to rear, serving hatch to dining room.

UTILITY



8' 1" x 6' 7" (2.46m x 2.01m) Double glazed window to front and rear, door to rear, radiator, wall and base units with worktops over, stainless steel sink unit, local tiling.

FIRST FLOOR

LANDING

8' 2" x 7' 0" (2.49m x 2.13m) Double glazed window to side, access to insulated and part boarded loft, airing cupboard.

BEDROOM 1



12' 11" x 9' 8" (3.94m x 2.95m) Double glazed window to front, radiator, fitted wardrobes and shelving.

BEDROOM 2



9' 8" x 9' 8" (2.95m x 2.95m) Double glazed window to rear, radiator, wardrobes and fitted shelving.

BEDROOM 3



7' 0" x 8' 5" (2.13m x 2.57m) Double glazed window to front, radiator, overstairs bulkhead cupboard.

BATHROOM



6' 5" x 5' 4" (1.96m x 1.63m) White suite comprising panelled bath, over head shower and screen, pedestal wash hand basin, low level W.C., opaque window to rear, radiator, heated towel rail.

OUTSIDE

FRONT GARDEN

Driveway to front with lawn and planting.

REAR GARDEN



Approximately 40ft, landscaped with pond, shed, pergola, established planting, greenhouse.

GARAGE

16' 4" x 8' 5" (4.98m x 2.57m) Up and over door, window to rear and personal door to side.

COUNCIL TAX BAND E