



Attractive three bedroom semi-detached house situated in a quiet private residential cul-de-sac close to the sought after village of Otford & Otford station.

**£600,000**    **Freehold**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT



## Broughton Road, Otford



Bedrooms: 3



Bathrooms: 1



Receptions: 2

- Large rear garden
- Garage & parking on drive
- Private road
- Scope to extend
- Chain free



An attractive 3 bedroom semi detached house situated in a quite and private residential cul-de-sac within walking distance of the sought after village of Otford and Otford station offering services to London Victoria, Charing Cross and London Bridge. Locally there are primary and secondary schools in both the state and private sectors and some small independent shops, cafes and public houses centred around or close to the village pond with its listed duck house. Just off the high street, there is a recreation ground and tennis courts next to a play area with plenty of parking. For more comprehensive shopping, Sevenoaks town is a 10 minute drive away, as is access to the motorway network/M25 at Chevening (junction 5). Historic planning granted for a double storey rear extension.

### ACCOMMODATION

Part glazed front door leading in to entrance hall. Door to main reception with fireplace and sliding doors to the dining room. High gloss white fitted kitchen with floor and wall units and integrated electric oven and hob. Rear lobby/utility area with rear access. Downstairs shower room with white pedestal hand basin and toilet, tiled floor and fully tiled shower enclosure. Stairs from hallway to first floor landing and master double bedroom with front and rear aspect, and two further bedrooms.

### OUTSIDE

Large rear garden with patio area and green house. Single garage. Off-street parking on driveway and allocated space in the private road.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: Mains gas

Local authority: Sevenoaks District Council

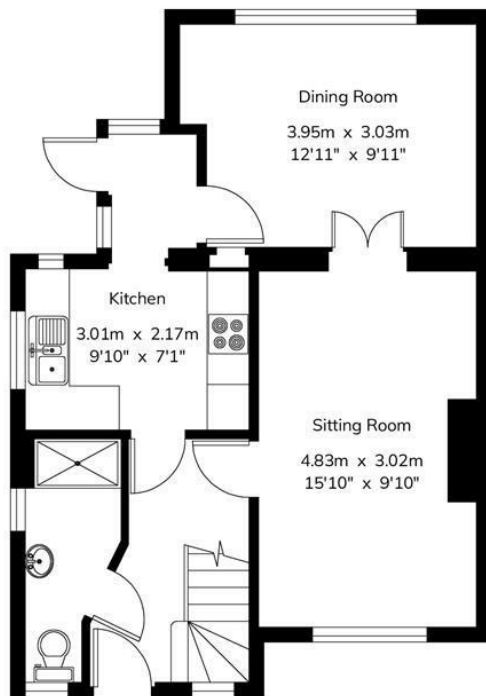
Council Tax Band: E





Coming from Otford High Street, you will take a left into Rye Lane. You then take a sharp left onto Broughton Road and the property is located approximately halfway down the private road on your right.



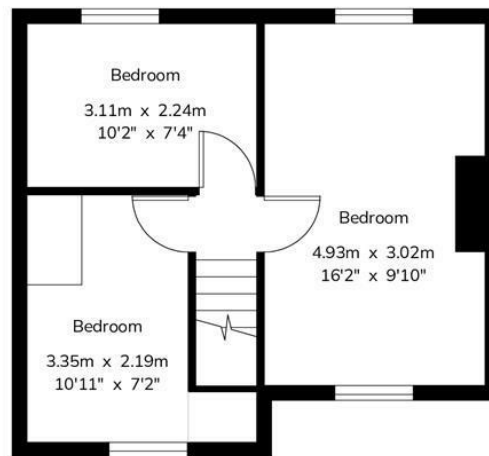


Ground Floor

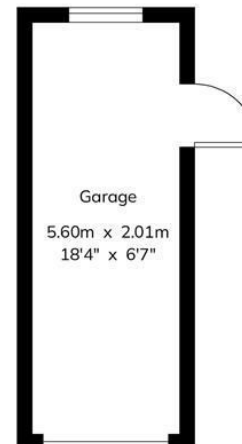
## 17 Broughton Road

House - Gross Internal Area : 80.3 sq.m (864 sq.ft.)

Garage - Gross Internal Area : 11.2 sq.m (120 sq.ft.)




First Floor



For Identification Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>61</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 & Wales		EU Directive 2002/91/EC 



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