KINGS

Available to the market with the added convenience of having NO ONWARD CHAIN is this five bedroom detached family home located in Beechy Lees Road, a prestigious road in Otford, Sevenoaks. A wonderfully convenient location, the local parade of shops on Dynes Road and Otford's mainline train station(0.7 miles) can be accessed via the pathway at the bottom of Beechy Lees Road, offering quick links to London, making it an appealing prospect for commuters with families. Otford Primary School(1.1 miles) has continuously been rated "good" and local preparatory education can be found at St Michaels School (0.5 miles) or Russell House School (0.8 miles).

The property boasts 1909 sq.ft of flexible accommodation, set across two floors with generous double bedrooms to both the first and ground floor. The property is currently arranged as entrance porch, entrance hall with ground floor WC off, Spacious sitting room, separate dining room, dual aspect kitchen with utility room and two ground floor double bedrooms (master with en suite). The first floor comprises a light and spacious landing, two generous double bedrooms, one single bedroom/study and the family bathroom. Externally the property sits within its own private garden surrounds complete with a tandem length garage and secure driveway parking for several cars. Offering exciting potential for extension (subject to obtaining all relevant consents) your internal viewing comes highly recommended in order to fully appreciate all this comprehensive home has to offer, including its wonderful location.

1 Beechy Lees Road

Otford, Sevenoaks, TN14 5QJ Freehold

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Asking Price £949,995

GROUND FLOOR

ENTRANCE PORCH
Coir matting as laid, dual aspect double glazing to sde aspect, UPVC external front door.

ENTRANCE HALL
Spacious and welcoming entrance hall has carpet as laid, radiator, integrated storage cupboard, staircase to first floor.

CLOAKROOM
Carpet as laid, opaque double glazing to front aspect, radiator, wash hand basin, wc.

SITTING ROOM
Generous main reception room has carpet as laid, double glazed sliding doors to rear aspect, two radiators, central gas fireplace.

DINING ROOM
Separate dining room has carpet as laid, double glazed sliding doors to rear aspect, radiator.

KITCHEN
Dual aspect kitchen has double glazing to rear and side aspect, radiator, flooring as laid, serving hatch to/from dining room, localised wall tiling, worktops with a range of cupboards and drawers, space for fridge freezer, four burner gas stove oven with overhead extractor unit.

UTILITY ROOM
flooring as laid, worktops with cupboards and drawers, sink and tap, external UPVC door for side access.

BEDROOM ONE
Spacious double bedroom has carpet as laid, double glazing to front aspect, radiator, integrated wardrobes, understairs storage cupboard, entrance to en suite.

EN-SUITE
Flooring as laid, opaque double glazing to front aspect, lowered panelled bath with mixer tap, walk in shower with glass screen, wash hand basin, WC.

BEDROOM TWO
Double bedroom has carpet as laid, double glazing to front aspect, radiator, integrated wardrobes, wash hand basin.

FIRST FLOOR

LANDING
Feature landing is part galleried with a light and airy feel to it. Carpet as laid, eaves storage cupboard, two velux windows to rear aspect.

BEDROOM THREE
Generous double bedroom has carpet as laid, double glazing to front aspect, radiator, integrated storage bench with upholstery.

BEDROOM FOUR
Generous double bedroom has carpet as laid, double glazing to front aspect, radiator, integrated wardrobe.

BEDROOM FIVE / STUDY
Carpet as laid, eaves storage, velux window to front aspect.

FAMILY BATHROOM
Flooring as laid, tiled walls throughout, opaque double glazing to front aspect, radiator,corner bath with shower attachment, wash hand basin.

EXTERNALLY

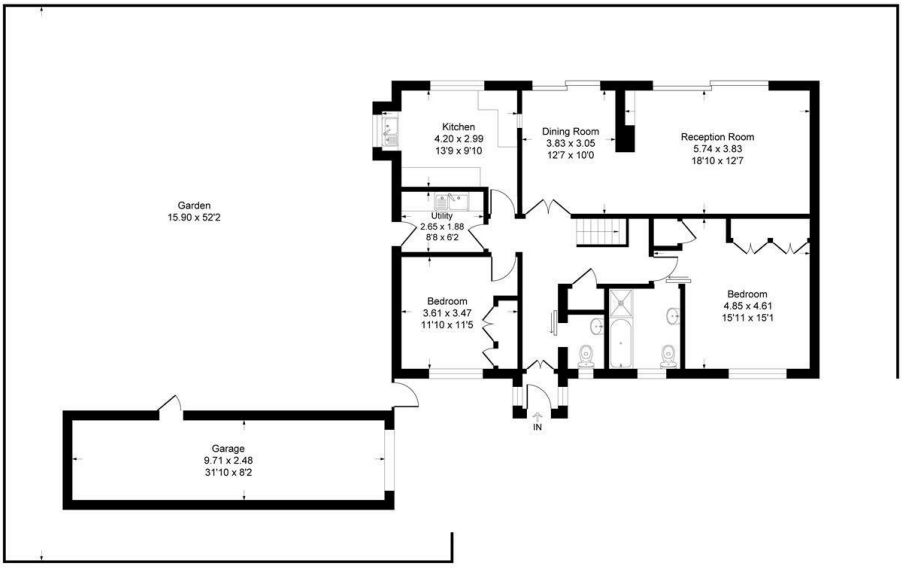
GARAGE & PARKING
Attractive brick paved frontage provides plenty of secure parking for multiple cars, leading to the tandem (double length) garage with power and light connected.

FRONTAGE
The property benefits from a private frontage with driveway that can hold up to 3 cars. A spacious vegetable patch and greenhouse with running water sits between the boundary wall and the detached garage.

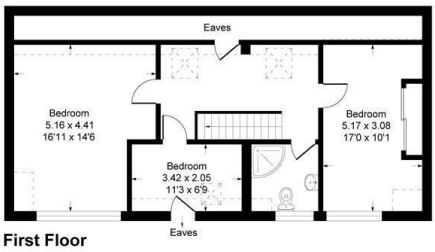
GARDENS
Generous garden plot surrounds the property and is a genuine feature, being both private and of sunny aspect. To the rear of the property is a substantial paved patio terrace which is ideal for sitting out and entertaining with a mature rear boundary providing a high degree of privacy. The main lawned garden area sits to the left side of the property and this is interspersed with flower and shrub beds providing colour and definition, whilst mature trees / shrubs to the perimeter provide further privacy. There is also access to the garage (courtesy door to side) and frontage via a pedestrian gate.

Beechy Lees Road, Otford, Sevenoaks, Kent, TN14

Approximate Gross Internal Area 177.3 sq m / 1909 sq ft
Garage = 24.0 sq m / 259 sq ft
Total = 201.3 sq m / 2168 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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