



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 comprises entrance porch, entrance hall, living room, kitchen, dining room, utility room, cloakroom, two double bedrooms with one en suite. The first floor comprises a spacious landing, family bathroom, two double bedrooms and one single bedroom/study. Externally the property comes with a private frontage containing a driveway and detached garage, a private rear garden with lawn as laid, patio, shed and two side access points. Viewing this high potential property comes highly recommended by the sole selling agent to appreciate this wonderful opportunity.

1 Beechy Lees Road

Otford, Sevenoaks, TN14 5QJ Freehold



Asking Price £999,995

GROUND FLOOR

Entrance porch

Coir matting as laid, dual aspect double glazing to side aspect, UPVC external front door.

Entrance hall

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.

Utility room

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

Bedroom

Carpet as laid, double glazing to front aspect, radiator, integrated wardrobes, wash hand basin.

Bedroom

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 paneled bath with mixer tap, walk in shower with glass screen, wash hand basin, WC.

Kitchen

Flooring as laid, double glazing to rear and side aspect, radiator, serving hatch, part tiled walls, worktops with a range of cupboards and drawers, space for fridge freezer, four burner gas stove oven with overhead extractor unit.

Dining room

Carpet as laid, double glazed sliding doors to rear aspect, radiator.

Living room

Carpet as laid, double glazed sliding doors to rear aspect, two radiators, central gas fireplace.

FIRST FLOOR

Landing

Carpet as laid, eaves storage cupboard, two velux windows to rear aspect.

Bedroom

Carpet as laid, double glazing to front aspect, radiator, integrated storage bench with upholstery.

Bedroom

Carpet as laid, double glazing to front aspect, radiator, integrated wardrobe.

Bedroom/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

Rear Garden

Generous and interspersed side and rear plot with lawn as laid, patio coverage, garden shed, flowerbeds, tall shrubs for excellent privacy, lower tier walkway alongside the rear boundary, side aspect either side of the property, access to garage.

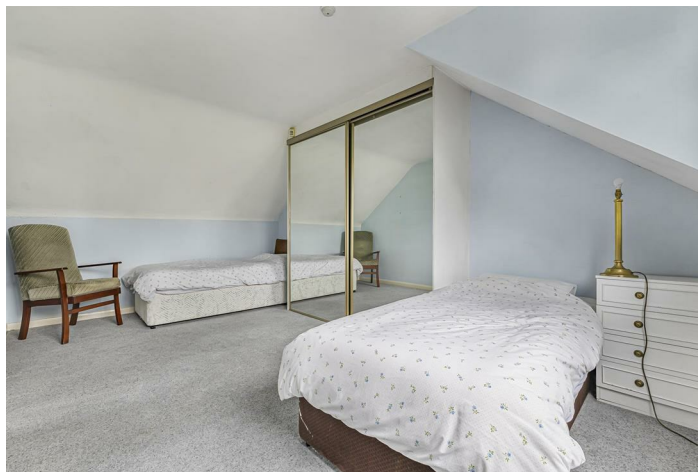
Garage

Tandem garage with running power installed, accessible via the garden and the front.

Frontage

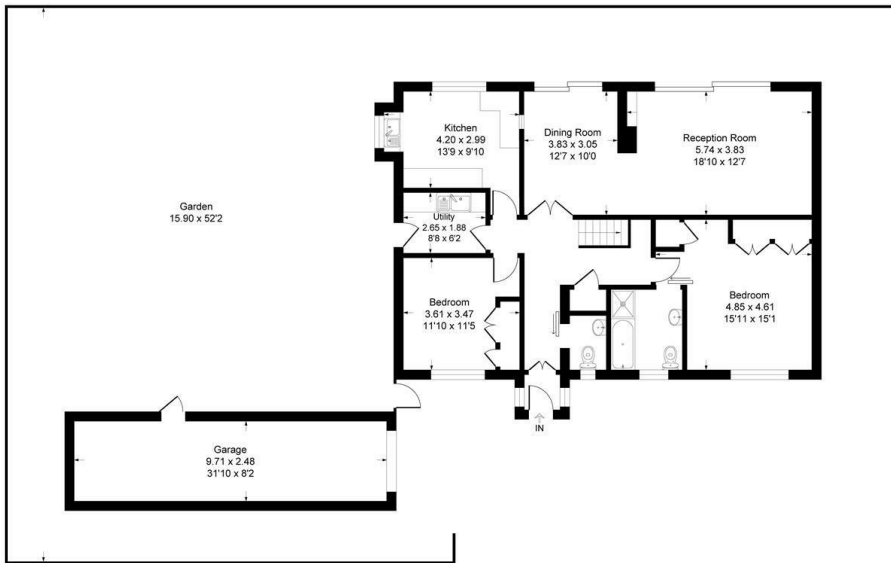
The property benefits from a private frontage with driveway that can hold up to 3 cars. A spacious vegetable patch and greenhouse with running water sits between the boundary wall and the detached garage.



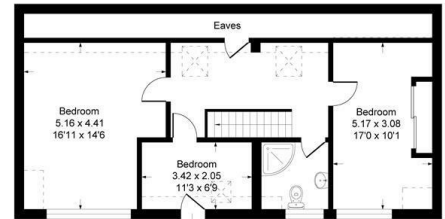


Beechy Lees Road, Otford, Sevenoaks, Kent, TN14

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.
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