



Newly constructed in 2011, this two double bedroom end terrace cottage is set in a hugely popular and convenient position on the north side of Sevenoaks, opposite the Aldi superstore and within walking distance of the Sainsbury's superstore, as well as Bat and Ball main line rail station (0.6 miles). A wider array of all social and shopping facilities are on offer close by at Sevenoaks High Street as is the fast and frequent mainline rail service to London Bridge / Charing Cross in less than thirty minutes.

Considered to be generously proportioned and beautifully presented throughout, the accommodation comprises entrance porch, ground floor wc, dual aspect sitting room, a dining room which shares a social open plan relationship with the superb fitted kitchen, two first floor double bedrooms and the family bathroom. There is an abundance of residents parking to the front as well as a paved parking space that doubles as the garden patio and accessible via adjustment to the fence within the well maintained private garden which contains a newly built garden office finished to a high specification. Built to a larger than usual design for the road, this cottage is thought to make an ideal first time purchase or investment purchase and as such your early internal inspection comes highly recommended.

**202 Otford Road**

Sevenoaks, TN14 5DP Freehold

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£425,000

## **GROUND FLOOR**

### **Entrance porch**

Carpet as laid, UPVC front door, consumer unit

### **Downstairs cloakroom**

Vinyl flooring as laid, wash hand basin with drawer cabinet underneath, wc.

### **Sitting room**

Vinyl flooring as laid, radiator, double glazing to front and side aspect, internal bifold doors to kitchen diner,

### **Dining room**

Vinyl floor as laid, radiator, double glazing to rear aspect, upvc french doors to garden.

### **Kitchen**

Vinyl flooring as laid, integrated shaker style Howdens kitchen cabinets and worktop with integrated fridge/freezer, dishwasher and washing machine, combination boiler which was installed 1.5 years ago, double glazed velux window.

## **FIRST FLOOR**

### **Landing**

Carpet as laid, access to all rooms and the loft.

### **Master bedroom**

Double bedroom has carpet as laid, radiator, double glazing to side aspect.

### **Second bedroom**

Double bedroom has carpet as laid, radiator, double glazing to front aspect, integrated wardrobe.

### **Bathroom**

Tiled flooring as laid and tiled walls throughout, towel radiator, panelled bath with shower and screen, wash hand basin, wc, towel radiator.

## **EXTERNALLY**

### **Garden office**

Laminate flooring as laid, double glazing, modern insulation, separate power supply from house, beautifully designed with decorative mouldings.

### **Garden**

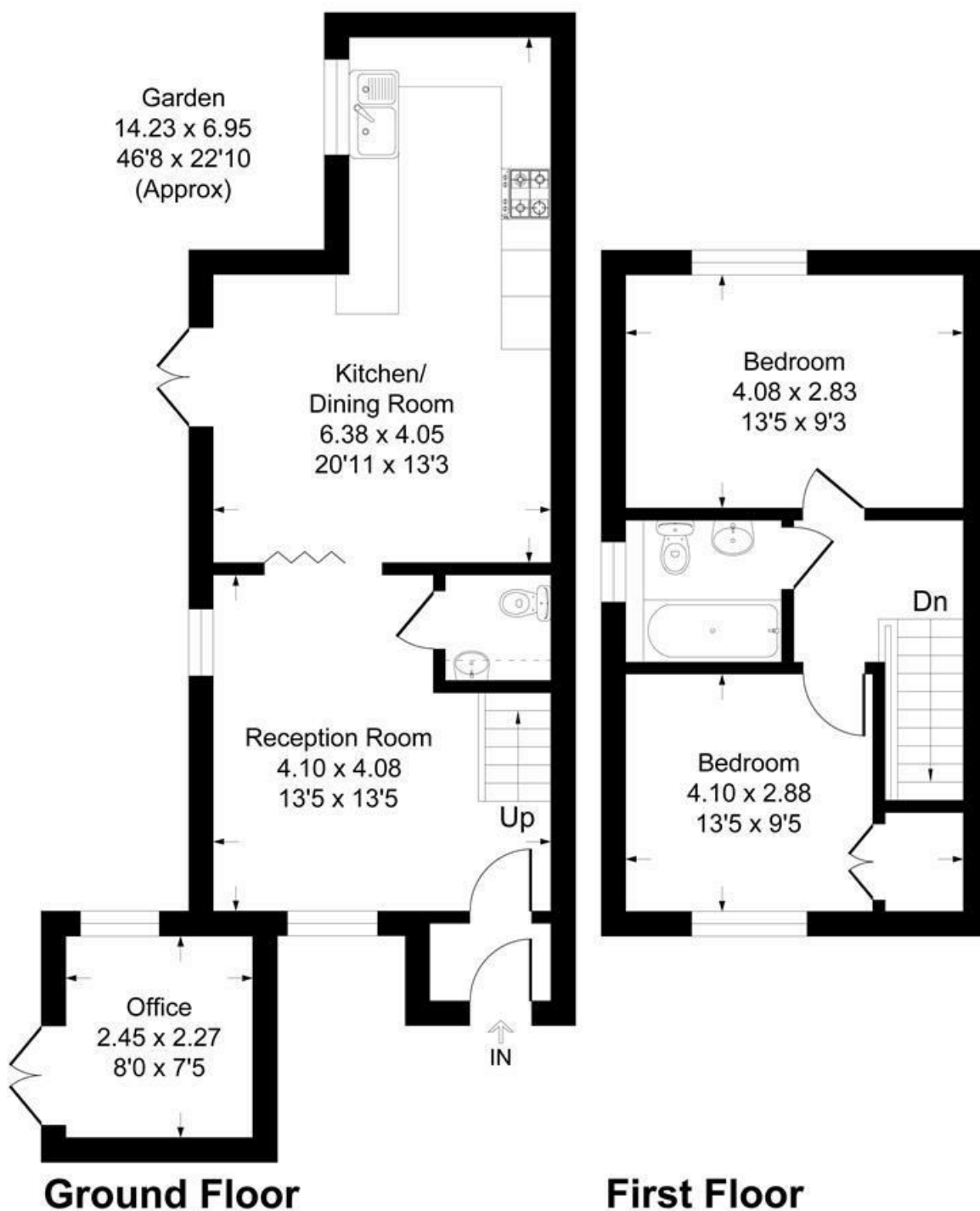
This private garden comprises a lawn as laid and contains the office. The patio was originally a driveway and can be used as such thanks to the fence being adjustable for access.





# Otford Road, TN14

Approximate Gross Internal Area 77.7 sq m / 837 sq ft



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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