



**Price**  
**£575,000**

**Freehold**

3x  2x  1x 

**Hopfield Close, Otford,  
Sevenoaks, Kent, TN14**

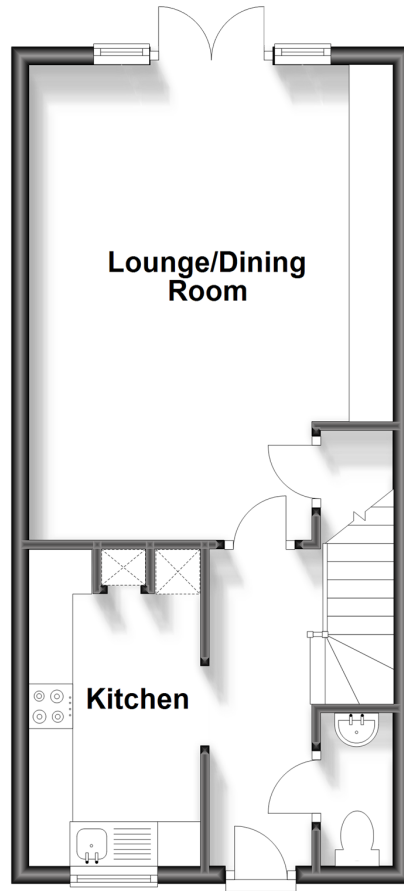
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

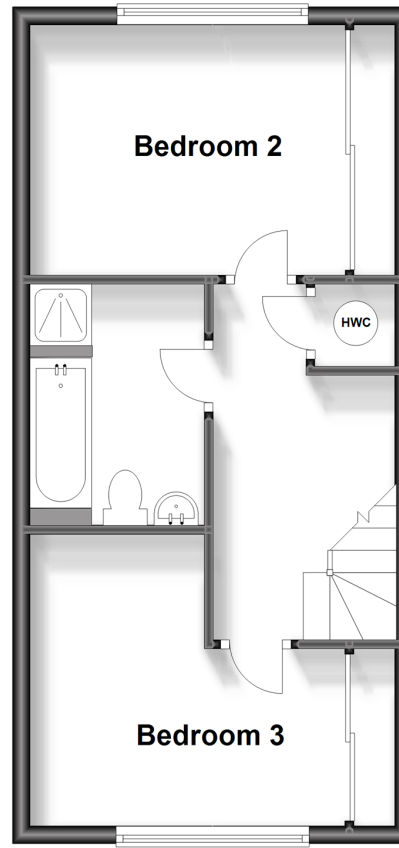
## Ground Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



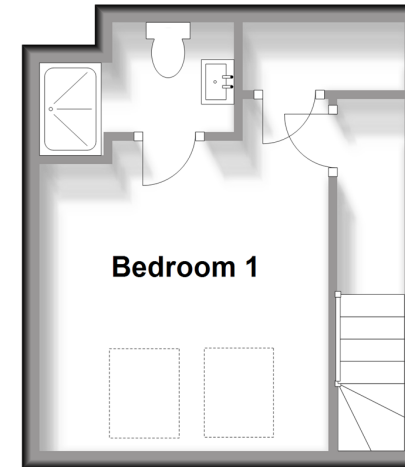
## First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



## Second Floor

Approx. 19.5 sq. metres (210.4 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Cloakroom: 6'1 x 3'2 (1.86m x 0.97m)

Lounge/Dining Room: 18'1 x 13'8 (5.52m x 4.17m)

Kitchen: 11'8 x 6'3 (3.56m x 1.91m)

### FIRST FLOOR

Landing

Bedroom 2: 11'5 x 10'7 (3.48m x 3.23m)

Bedroom 3: (L-shaped) 6'8 x 4'0 (2.03m x 1.22m)  
plus 11'5 x 6'0 (3.48m x 1.83m)

Bathroom: 9'7 x 6'8 (2.92m x 2.03m)

### SECOND FLOOR

Landing

Bedroom 1: 11'6 x 9'3 (3.51m x 2.82m)

En-Suite Shower Room: (L-shaped) 4'5 x 3'11 (1.35m x 1.19m) plus 2'9 x 2'7 (0.84m x 0.79m)

### OUTSIDE

Diveway

Rear Garden





## Main features

- Beautiful low maintenance rear garden
- Walking distance to Otford train station
- Loft conversion offering large main bedroom
- Stunning interior decoration
- Idyllic countryside walks



### Nearest Schools

Primary Schools: Otford Primary 0.4 miles, Kemsing Primary 1.3 miles, Seal C of E Voluntary Controlled Primary 1.6 miles

Secondary Schools: The Wildernesse School 1.6 miles,

### Transport Information

Train Stations: Otford 0.1 miles, Shoreham 1.4 miles, Bat & Ball 1.5 miles

### Address

Hopfield Close, Otford, Sevenoaks, Kent, TN14

### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Eynsford Branch 01322 862844 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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