



JONATHAN HALL

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Red Lion Square, Borough Green, Sevenoaks, Kent, TN15 8FA

Price Range £500,000 to £550,000

jonathanhall.exp.uk.com



Accommodation

Ground floor: entrance hall with stairs to first floor; cloakroom with WC and washbasin; dual-aspect sitting room; dining room with built-in cupboard; and kitchen with contemporary high-gloss fronted wall and base cupboards and drawers, quartz worktops, sink, four burner gas hob with extractor hood above, built-in oven and microwave, integrated fridge/freezer, integrated dishwasher and French doors leading to the garden.

First floor: landing with built-in cupboard; bedroom with en-suite shower room with shower, WC and washbasin; two further bedrooms and family bathroom with bath with mixer tap and shower spray, WC and washbasin.

Second Floor: landing with built-in eaves cupboard; bedroom with built-in eaves cupboard and en-suite shower room with shower, WC and washbasin.

Outside

There is a small front garden with flowerbeds stocked with shrubs and a path to the entrance door and adjacent to the property is a driveway for one car and a garage with an up-and-over door with a personal door to the rear garden. The rear garden is southerly facing with a paved patio, leading to an artificial lawn.

Agents Note

The property is freehold, is in council tax band E and benefits from double glazing, gas central heating and the remainder of a 10-year new build warranty and the garage is on a 999 year lease from 1st April 2016.

An attractive semi-detached house built in 2016 with a southerly facing rear garden, driveway, garage, sitting room, dining room, kitchen, cloakroom, two bedrooms both with en-suite shower rooms, two further bedrooms and family bathroom. Located close to the heart of the popular village of Borough Green with its wide range of amenities, including a mainline station with services to London Bridge (from 37 minutes), Charing Cross and Victoria.

Summary

- Attractive Semi-Detached House
- Southerly Facing Rear Garden
- Driveway & Garage
- Sitting Room, Dining Room, Kitchen, WC
- Two Bedrooms with En-suite Shower Rooms
- Two Further Bedrooms, Family Bathroom
- Close to Heart of Popular Village
- Wide Range of Local Amenities
- Station Serving London Bridge from 37 Mins
- Remainder of 10 Year New Build Warranty





Location

The popular village of Borough Green benefits from a wide range of amenities including a variety of shops, restaurants, takeaways, pub, bar, cafe, coffee shops, tearoom, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with playground, tennis courts and basketball court; skate park, football pitches, bowls club, and railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford.

Three historic picturesque villages, St Mary's Platt, Wrotham and Ightham, surround the village of Borough Green, all of which have at least one pub, church, primary school and park.



The popular historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5.2 miles away.

The popular historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 6 miles away.

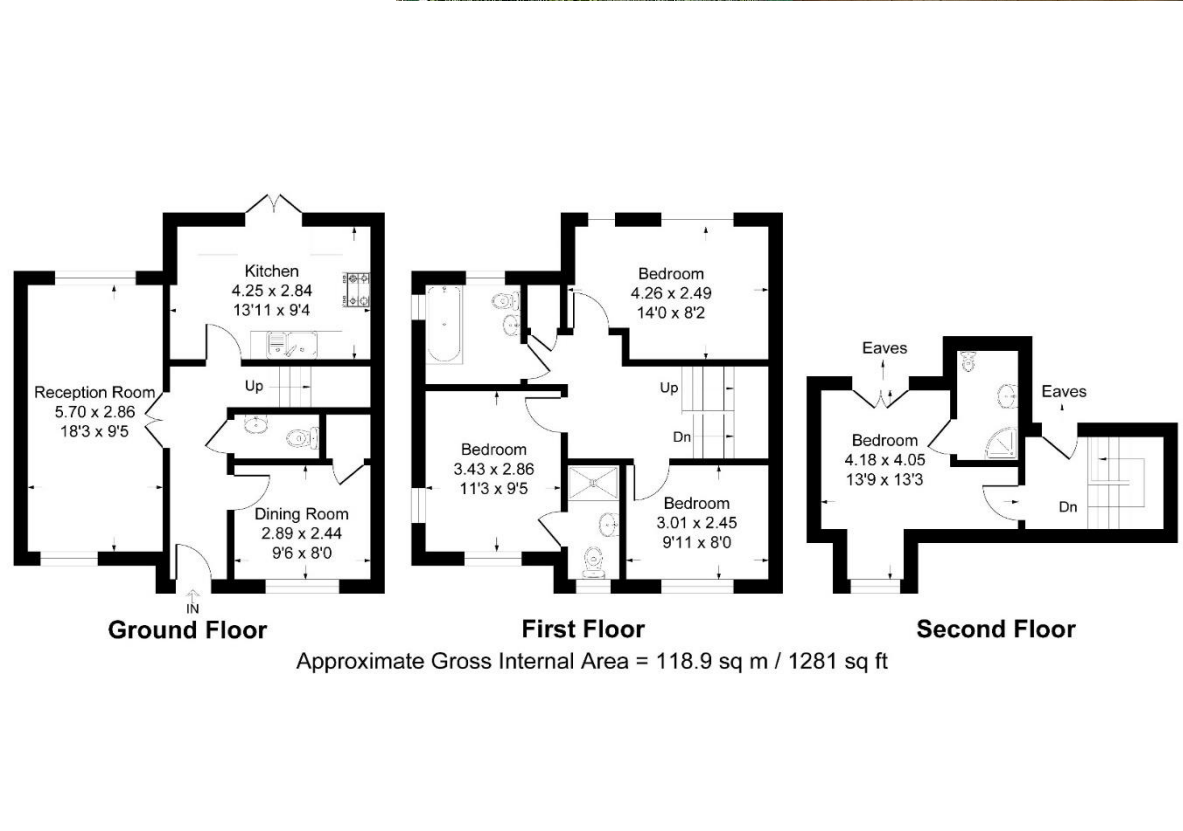
Bluewater Shopping Centre is approximately 13 miles away.

The M26 and the M20 can both be accessed within 2.2 miles.



An attractive four bedroom semi-detached house with a southerly facing rear garden, driveway and garage; located close to the heart of the popular village of Borough Green





1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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If you need get in touch, please contact me on
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