



JONATHAN HALL

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Tolsey Mead, Borough Green, Sevenoaks, Kent, TN15 8EQ

Price: Offers Over £475,000

jonathanhall.exp.uk.com



A detached house with superb rural views over fields towards the North Downs, an approximately 50ft rear garden, front garden, driveway, garage (currently split with potential to convert into a room), a spacious sitting/dining room, conservatory, kitchen, WC, principal bedroom with a lovely en-suite shower room, two additional bedrooms and a lovely family bathroom. Located in a sought-after cul-de-sac in the popular village of Borough Green with its wide range of local amenities including railway station with services to London Bridge (from 37 minutes).

Summary

- Detached House
- Superb Rural Views towards the North Downs
- Sought-After Cul-De-Sac
- Approximately 50ft Rear Garden
- Driveway & Garage (currently split)
- Sitting/Dining Rm, Conservatory, Kitchen, WC
- Bedroom with Lovely Ensuite Shower Room
- Two Further Bedrooms & Lovely Bathroom
- Popular Village with Wide Range of Amenities
- Station with Services to London from 37 Mins

Accommodation

Ground floor: entrance porch, entrance hall with stairs to first floor; cloakroom with WC and wash basin; a spacious sitting/dining room with access to a conservatory (the current vendors had installed) with access to the garden; kitchen with wall and base cupboards and drawers, laminate worktops, space for cooker with extractor hood above, spaces for fridge/freezer, dishwasher and washing machine, and wall mounted gas fired boiler.

First floor: landing with loft access; principal bedroom with a range of fitted wardrobes and cupboards and a lovely en-suite shower room (which the current vendors had replaced) with shower cubicle, WC and washbasin; bedroom two with dual-aspect and superb rural views to the North Downs, bedroom three with superb rural views to the North Downs; and a lovely family bathroom (which the owners had replaced) with a bath, WC and washbasin.

Outside

There is a front garden with a small lawn and beds stocked with plants and shrubs, side access to the rear garden, and a driveway leading to the garage (currently split, with the potential to convert into an additional room subject to obtaining relevant permissions) with an up-and-over door to front, a stud wall and the rear section is accessed via a door from the rear garden. The pleasant rear garden is approximately 50ft x 30ft with a paved patio leading to a lawn, flowering plants, shrubs, two additional paved patios, a shed, a greenhouse and a small summer house.

Agents Note

The property is freehold and in council tax band E, and it benefits from double glazing, gas central heating, mains gas, mains electric, mains water and mains drainage.





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.



Grange Park school and Wrotham secondary school, which is currently being rebuilt and due to be completed next year, are both within 0.5 miles.

The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5.5 miles away.

The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational schools, including Grammar schools and the renowned Sevenoaks School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7 miles away.

The M26 and the M20 can both be accessed within approximately 2 miles.



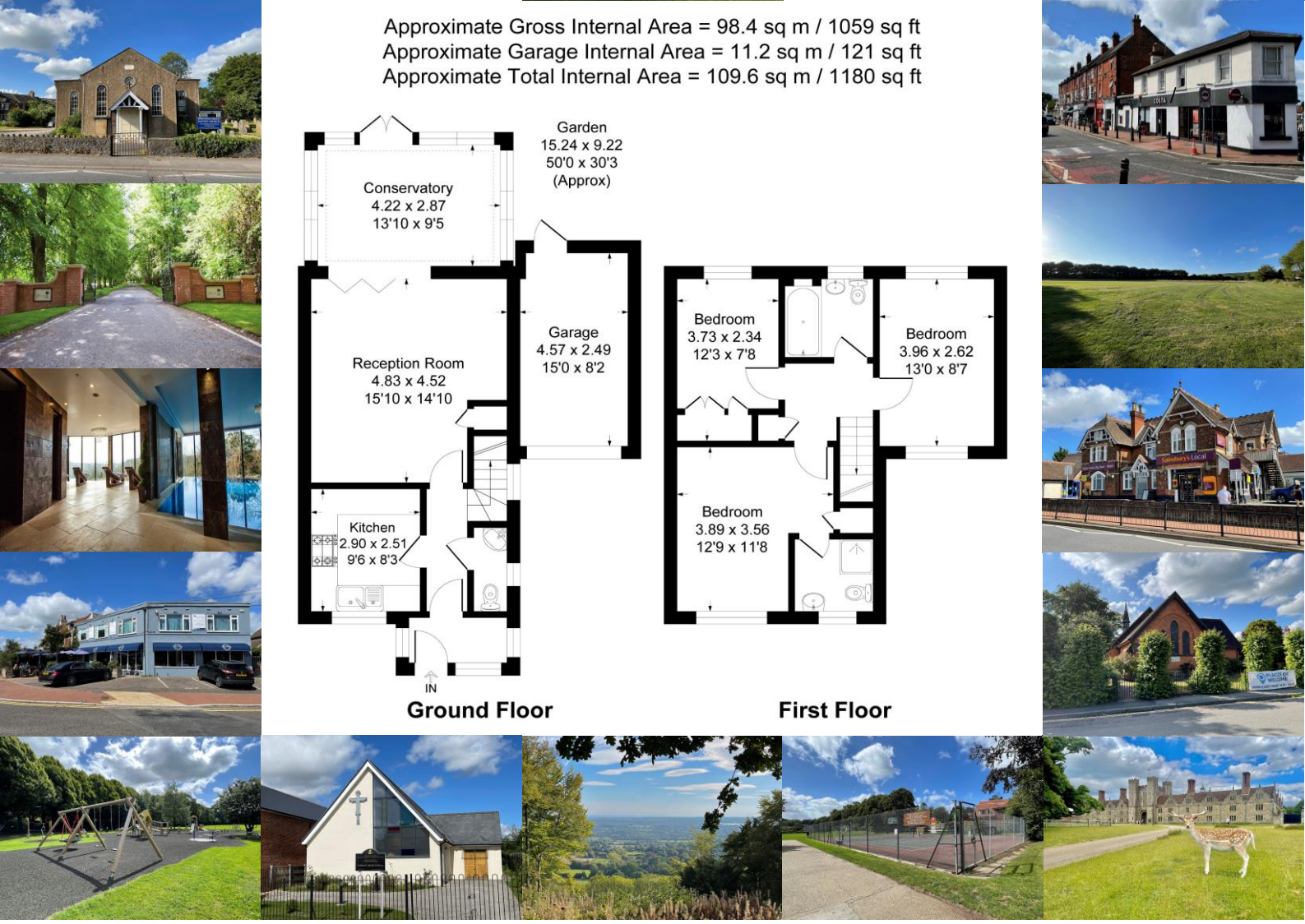
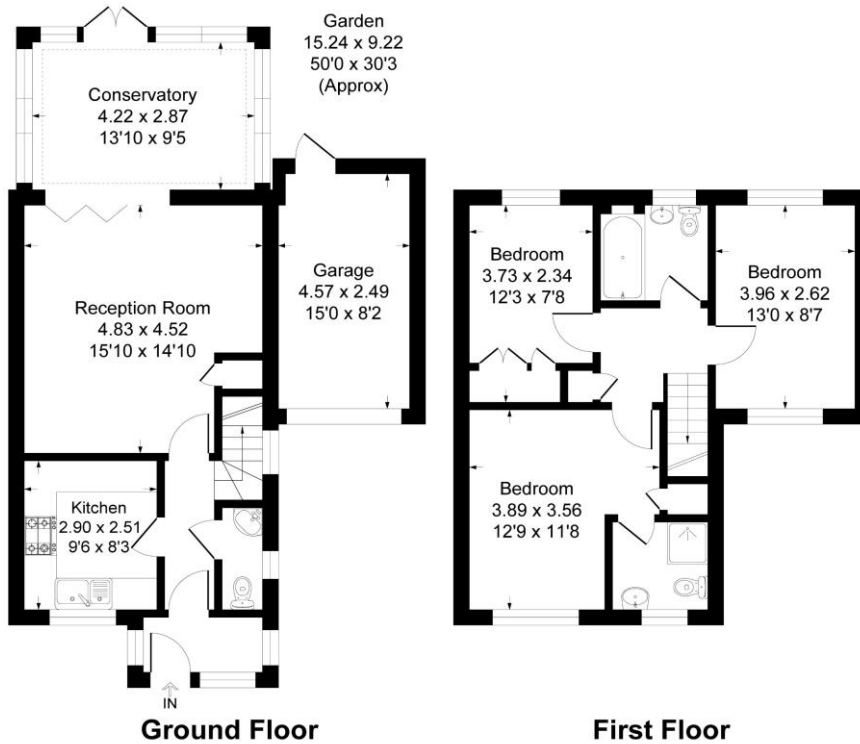
A three bedroom detached house with stunning rural views towards the North Downs, front garden, driveway, garage (currently split) and pleasant rear garden; located in a sought-after cul-de-sac in the popular village of Borough Green.







Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft
 Approximate Garage Internal Area = 11.2 sq m / 121 sq ft
 Approximate Total Internal Area = 109.6 sq m / 1180 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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