



# JONATHAN HALL

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Station Road, Borough Green, Sevenoaks, Kent, TN15 8EX

Price Range: £200,000 - £215,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)



## Accommodation

Ground floor: entrance door leading to the kitchen/sitting/dining room with windows to front and two windows to side, fitted with high-gloss wall and base units with laminate worktops, sink with drainer, gas hob with extractor hood above, built-in electric oven, space and plumbing for washing machine, laminate wood flooring and stairs to first floor.

First floor accommodation comprising: landing with Velux window, consumer unit and wall-mounted boiler; bedroom with built-in cupboard and access to loft storage above shower room; and shower room with large shower cubicle, WC, wash basin and heated towel-rail.

## Agents Note

The property is freehold and in council tax band C, and it benefits from double glazing, gas central heating and mains gas, electric, water and drainage. Please note there is no garden and there is permit parking on Station Road.

A semi-detached character cottage with kitchen/sitting/dining room, bedroom, shower room, gas central heating, double glazing, and no onward chain. Ideal first-time purchase or buy-to-let.

Conveniently located in the heart of the popular village of Borough Green with its wide range of local amenities including a railway station with services to London Bridge (from 37 minutes).

## Summary

- Semi-detached House
- Situated in Heart of the Village
- Sitting/Kitchen/Dining Room
- Bedroom, Shower Room
- Gas Central Heating
- Double Glazing
- Popular Village with Wide Range of Amenities
- Station with Services to London from 37 Mins
- NO ONWARD CHAIN
- Ideal First Time Purchase or Buy-To-Let





## 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 historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 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 6.5 miles away.

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



*A one bedroom semi-detached character cottage; conveniently located in the heart of the popular village of Borough Green with its wide range of amenities.*





## Station Road, TN15

Approximate Gross Internal Area = 35.4 sq m / 381 sq ft

Open Plan Kitchen/  
Living Room  
4.36 x 4.06  
14'4 x 13'4

Ground Floor

Bedroom  
3.79 x 3.01  
12'5 x 9'11

First Floor

IN



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		95
(81-91)	B		
(69-80)	C	77	
(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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