



# JONATHAN HALL

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Thong Lane, Borough Green, Sevenoaks, Kent, TN15 8FW

Guide Price £475,000

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



## Accommodation

Ground floor: entrance hall with two built-in cupboards; cloakroom with WC and washbasin; dual aspect sitting room with bay window; kitchen/dining room with a contemporary fitted kitchen wall and base cupboards and drawers, worktops, sink, four burner electric hob with extractor hood above, built-in oven, built-in microwave, integrated fridge/freezer, integrated dishwasher and integrated washing machine and French doors leading to the garden.

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

## Outside

There are gardens to the front and side which are laid to artificial lawn and flowerbeds stocked with a variety of shrubs and a path to the entrance door and a delightful southerly facing garden with a paved patio adjacent to the rear of the property, a small patio at the rear, an artificial lawn, flowerbeds stocked with a variety of flowering plants and shrubs, two sheds and a gate leading to a driveway for two cars.

An attractive and well-presented modern end-of-terrace house built in 2021 by Canham Homes with a southerly facing rear garden, driveway for two cars, cloakroom, sitting room, kitchen/dining room, principal bedroom with en-suite shower room, three further bedrooms and family bathroom. Located in 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.

## Agents Note

The property is freehold, is in council tax band F and benefits from the remainder of a 10-year new build warranty, double glazing, gas central heating, mains gas, mains electric, mains water, mains drains and there is a gate for residents to the access communal grounds. Service charge for the communal grounds to be confirmed.

## Summary

- Attractive Modern End-of-Terrace House
- Built in 2021 by Canham Homes
- Remainder of 10 Year New Build Warranty
- Southerly Facing Rear Garden
- Driveway for Two Cars
- Sitting Room, Kitchen/Dining Room
- Master Bedroom with En-suite Shower Room
- Three Further Bedrooms, Family Bathroom
- Popular Village with Wide Range of Amenities
- Station Serving London Bridge from 37 Mins





## 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 6.3 miles away.

Bluewater Shopping Centre is approximately 13 miles away.

The M26 and the M20 can both be accessed within 2.3 miles.

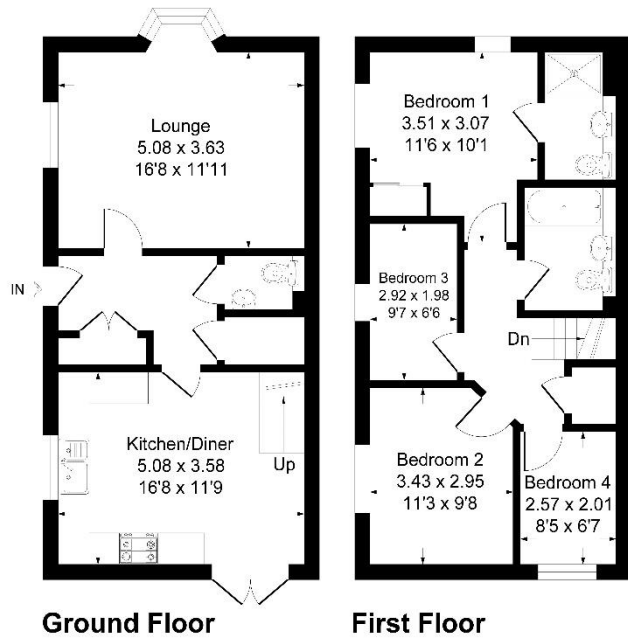


*An attractive and well-presented modern four bedroom end-of-terrace house with a southerly facing rear garden and driveway for two cars; located in the popular village of Borough Green*





Approximate Gross Internal Area = 95 sq m / 1019 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 **07429 483 423** or email [jonathan.hall@exp.uk.com](mailto:jonathan.hall@exp.uk.com)

