



# JONATHAN HALL

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Staddleswood Place, St Mary's Platt, Sevenoaks, Kent, TN15 8JN

Price Range: £625,000 - £650,000

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An attractive and spacious semi-detached house built in 2006 by Tatham Homes with a westerly facing rear garden, driveway, detached garage, sitting room, kitchen/dining/family room, WC, principal bedroom with ensuite shower room, three further bedrooms, family bathroom and NO ONWARD CHAIN. Located in a tucked away position of just four homes in the highly sought-after village of St Mary's Platt with its local amenities; and only approximately 0.7 miles from the centre of the popular village of Borough Green, with its wide range of local amenities including a railway station with services to London from only 37 minutes.

## Summary

- Attractive & Spacious Semi-Detached House
- Tucked-Away Position
- In the Sought-After Village of St Mary's Platt
- Westerly Facing Rear Garden
- Garage and Driveway
- Sitting Room, Kitchen/Dining/Family Rm, WC
- Master Bedroom with En-suite Shower Room
- Three Further Bedrooms, Family Bathroom
- No Onward Chain
- Local Station (Trains to London from 37 Mins)

## Accommodation

Ground floor: entrance hall, cloakroom with vanity washbasin and WC; sitting room with bay window to front and fireplace with electric fire; kitchen/dining/family room with a fitted kitchen comprising Shaker style fronted wall and base cupboards and drawers and granite worktops, range style cooker and extractor hood above, built-in microwave, American style fridge/freezer, integrated dishwasher, integrated washing machine and French doors leading to the rear garden.

First floor: landing, master bedroom with a range of fitted wardrobes and an en-suite shower room with shower cubicle, washbasin and WC; three further bedrooms, and family bathroom with pedestal washbasin, WC and bath.

## Outside

The property has a driveway leading to the detached garage and a path leading to the front door. Front garden is laid to lawn. Side gate leading to the rear garden which is mainly laid to lawn with a brick edge flower bed, mature shrubs. Garage with electrically operated up and over door and personal door leading to the rear garden.

## Agents Note

The property is freehold, council tax band F and the property benefits from double glazing and gas central heating, mains gas, mains electrics, mains water and mains drainage.





## Location

St Mary's Platt benefits from a popular primary school, the Blue Anchor public house, St Mary's Church, a village hall, King Georges Field recreation ground, Stonehouse Field recreation ground with a playground and cricket pitch, allotments, Platt Woods and beautiful countryside walks.

The popular village of Borough Green with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge (from 37 minutes), Charing Cross, Victoria, Maidstone and Ashford, is approximately 0.7 miles away.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 4.5 miles away.

The 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 7 miles away.

Bluewater Shopping Centre is approximately 14 miles away.

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



*An attractive and spacious semi-detached house, built-in 2006, set on an exclusive development of four homes with a westerly facing garden, driveway, garage and no chain; located in a tucked away position in the sought-after village of St Marys Platt*





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>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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If you need get in touch, please contact me on  
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