



JONATHAN HALL

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McDermott Road, Borough Green, Sevenoaks, Kent, TN15 8SA

Price Range £625,000 to £650,000

jonathanhall.exp.uk.com



Accommodation

Ground floor: entrance hall with marble tiled floor, staircase to first floor with cupboard below; stunning spacious triple aspect sitting/dining room with an impressive vaulted ceiling, Velux skylight windows, access to both the patio at the front and the rear garden and oak flooring; spacious family room with access to the rear garden; a lovely Shaker style fitted kitchen with wall and base units, quartz worktops, sink, Stoves range style cooker with extractor hood above, American style fridge/freezer, integrated dishwasher, cupboard with spaces for washing machine and dryer and under-floor heating; and cloakroom with WC and wash-basin.

First floor: landing with loft access; master bedroom with built-in wardrobes, en-suite shower and washbasin, three further bedrooms; modern bathroom with vanity washbasin, bath with and shower above, WC and heated towel-rail.

Outside

A low maintenance front garden with a large driveway leading to a garage, laurel bush and a gate to a large secluded paved patio with side access to leading to a pleasant rear garden, measuring approximately 54ft max x 50ft, with lawn, patio, flowering plants, shrubs and a shed.

A well-presented and extended detached house with a stunning spacious triple-aspect vaulted sitting/dining room, a spacious family room, a lovely fitted kitchen, cloakroom, four bedrooms, en-suite shower, modern bathroom, front garden with a large driveway and garage, a pleasant rear garden, a large secluded paved patio and NO ONWARD CHAIN. Located at the end of a sought-after cul-de-sac in the popular village of Borough Green with its wide range of amenities, including a railway station with services to London Bridge from 37 minutes.

Summary

- Well Presented & Extended Detached House
- Pleasant Rear Garden & Large Patio
- Large Driveway & Garage
- Stunning Spacious Sitting/Dining Room
- Spacious Family Room, Kitchen, WC
- Master Bedroom with En-suite Shower
- Three Further Bedrooms, Family Bathroom
- Located in Sought After Cul-de-sac
- Popular Village with Wide Range of Amenities
- Station Serving London Bridge from 37 Mins

Agents Note

The property is freehold, is in council tax band E and benefits from double glazing, gas central heating; and mains gas, electricity, water and drains.





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 5.5 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 6.7 miles away.

Bluewater Shopping Centre is approximately 13.5 miles away.

The M26 and the M20 can both be accessed within 2.4 miles.



A well-presented and extended four bedroom detached house with a pleasant rear garden, large patio, large driveway and garage; located in a sought-after cul-de-sac in the popular village of Borough Green.





Garage
5.35 x 2.47
17'6" x 8'1"

Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft
Approximate Garage Internal Area = 13.2 sq m / 142 sq ft
Approximate Total Internal Area = 132.9 sq m / 1430 sq ft

Garage

Living Room 4.93 x 4.86
16'2" x 15'3"

Kitchen 5.88 x 3.03
19'3" x 9'11"

Dining Room 5.35 x 4.73
17'6" x 15'6"

Bedroom 2.73 x 2.33
8'11" x 7'7"

Bedroom 2.50 x 2.11
8'2" x 6'11"

Bedroom 4.48 x 3.42
14'8" x 11'2"

Bedroom 3.64 x 3.42
11'11" x 11'2"

Ground Floor

First Floor



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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