



JONATHAN HALL

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Platt Mill Close, Platt, Sevenoaks, Kent, TN15 8LR

Price Range: £500,000 to £550,000

jonathanhall.exp.uk.com



Accommodation

Ground floor: entrance hall with staircase to first floor with cupboard below and additional built-in cupboard; sitting room with oak flooring, French doors to the garden and double doors to the kitchen/dining room; modern open-plan kitchen/dining room with wall and base cupboards and drawers, granite worktops, sink with drainer, space for range style cooker with extractor above, spaces for American style fridge/freezer, washing machine and dishwasher; tiled floor and door to side; and cloakroom with WC and washbasin.

First floor: landing with built-in cupboard and access to loft; principal bedroom with fitted wardrobes and en-suite shower room with shower cubicle, washbasin and WC; bedroom two with built-in wardrobes; bedroom three; bedroom four with built-in wardrobe; and family bathroom with bath with shower above, washbasin and WC.

Outside

Front garden: is mainly laid to lawn with beds stocked with a variety of plants and shrubs, small tree, picket fence and a gate leading to a block paved path to the entrance door. Southerly facing rear garden: measuring approximately 28ft x 22ft which is mainly laid lawn with a paved patio, shrubs, a small tree, a garden shed and a path leading to a gate at the rear leading to a block-paved driveway and garage with an up-and-over door.

A well-presented and deceptively spacious modern semi-detached house with sitting room, kitchen/dining room, cloakroom, principal bedroom with en-suite shower room, three further bedrooms, family bathroom, front garden, southerly facing rear garden, driveway and garage. Located in the 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 37 minutes.

Agents Note

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

Summary

- Well-Presented & Deceptively Spacious Semi
- Sought-After Village of St Mary's Platt
- Garage and Driveway
- Front Garden & Southerly Facing Rear Garden
- Sitting Room, Kitchen/Dining Room, WC
- Principal Bedroom with En-suite Shower Room
- Three Further Bedrooms, Family Bathroom
- Gas Central Heating & Double Glazing
- 0.7 Miles to Centre of Borough Green
- Local Station (Trains to London from 37 Mins)





Location

St Mary's Platt benefits from a popular primary school, the Blue Anchor pub, 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, tea room, 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 4.3 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.

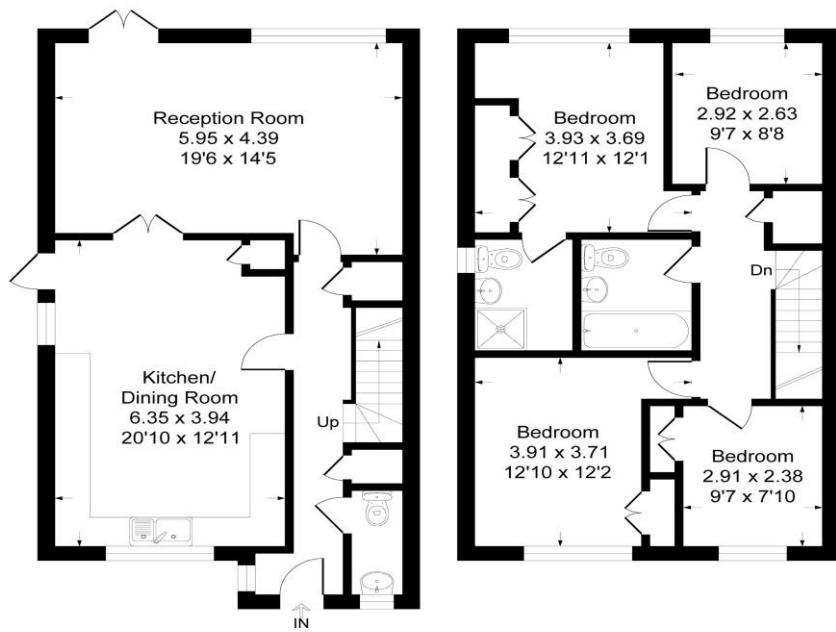
Bluewater Shopping Centre is approximately 14 miles away.

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



A well-presented and deceptively spacious modern semi-detached house, with a southerly facing rear garden, driveway and garage; located in the highly sought-after village of St Mary's Platt.





Ground Floor **First Floor**
 Approximate Gross Internal Area = 126.7 sq m / 1364 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	81

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