



STABLE COTTAGE, 5 DURLINGS ORCHARD, IGHTHAM, TN15 9HW

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£595,000

FREEHOLD

Beautifully presented three bedroom end of terrace home in sought after village location.

Three double bedrooms with en suite to master bedroom.

Low maintenance private rear garden. Garage and driveway. NO ONWARD CHAIN.





We are delighted to market this beautifully presented three bedroom end of terrace property that is located in a small and exclusive development in the popular and sought after village of Ightham. This property has been well-looked after and well-maintained by the current owner and is now offered for sale with NO ONWARD CHAIN.

In our opinion this property has that all important kerb appeal. The front and rear garden are beautifully landscaped and planted with mature flowers and shrubs. As you enter the property you are greeted by a bright and open entrance hall. The property is decorated throughout in calm neutral colours. You will find a well-proportioned lounge on your left. This room is bright and sunny due to the double aspect and there is an attractive fireplace as a central focal point of the room. The kitchen is well-fitted and modern with a good selection of cupboards and work top space. The dining room is conveniently located next door to the kitchen. This is a spacious room which is perfect for entertaining. There are french doors that lead directly out to the rear garden where you will find a paved patio area as well as a seating area covered by a wooden pergola. The garden is mainly laid to lawn and is framed by flower borders. There is a personal door to the garage and driveway. There is also a side gate which leads to the front of the property.

A cloakroom completes the downstairs living accommodation.

Upstairs you will find a light and bright landing that leads to the master bedroom which is a sunny room with dual aspect. There are built in wardrobes as well as a modern and well-fitted en suite shower room. The second bedroom is currently used as a guest room and home office. This room also has a good selection of built in wardrobes. The third bedroom is located at the rear of the property over-looking the garden and, again, has built in wardrobes.

The family bathroom is well-fitted and stylish with a bath and shower over.

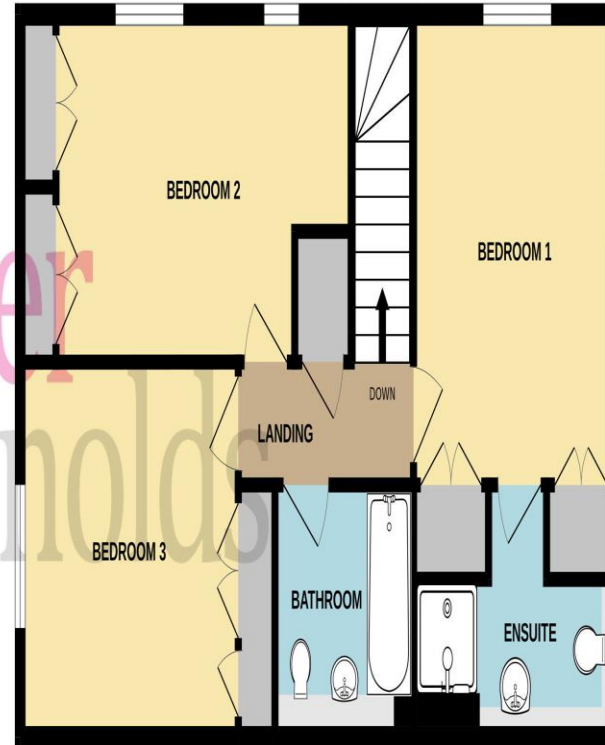
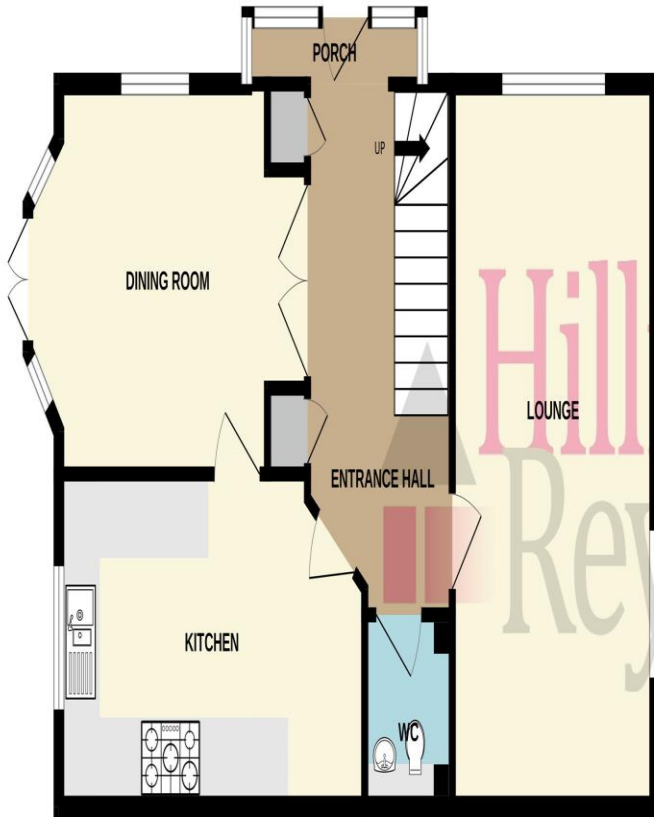
Ightham is a beautiful village on the outskirts of Borough Green. For commuters you have the choice of either Borough Green station which is approximately 2 miles away or Sevenoaks station which is less than 6 miles away. For schooling there is a variety of schools within a few miles and Ightham has its own popular Primary school in the village. The larger village of Borough Green is just a short drive away and has a variety of convenience stores as well as a selection of coffee shops. There are good transport links with the M20, M26 Motorways just a short drive.

This property is offered for sale with NO ONWARD CHAIN. Viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
60.3 sq.m. (649 sq.ft.) approx.

1ST FLOOR
57.6 sq.m. (620 sq.ft.) approx.



Porch

Entrance Hallway

Lounge

18'11" (5.77m) x 11'3" (3.43m)

Dining Room

13'9" (4.19m) into bay x 9'8" (2.95m)

Kitchen

16'11" (5.16m) x 8'9" (2.67m)

W.C

First Floor Landing

Bedroom 1

12'4" (3.76m) x 11'5" (3.48m)

En-suite

Bedroom 2

16'4" (4.98m) x 11'8" (3.56m)

Bedroom 3

12'0" (3.66m) x 9'9" (2.97m)

Bathroom

Outside

Pretty landscaped rear garden mainly laid to lawn with paved patio area, wooden storage shed and wooden pergola with seating area. Personal door to garage. Block paved driveway with parking for one vehicle. Side gate to front of property and garden to side with shingle and flower borders stocked with mature plants and shrubs.

Garage - 17'6" (5.33m) x 8'11" (2.72m)

TOTAL FLOOR AREA: 117.9 sq.m. (1269 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Route to View

From our Borough Green office, proceed west along the Sevenoaks Road. At the roundabout, take the second left onto the Borough Green Road heading towards Ightham. Take the first left into Durlings Orchard and the home can be found immediately on the left hand side as denoted by our For Sale sign.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

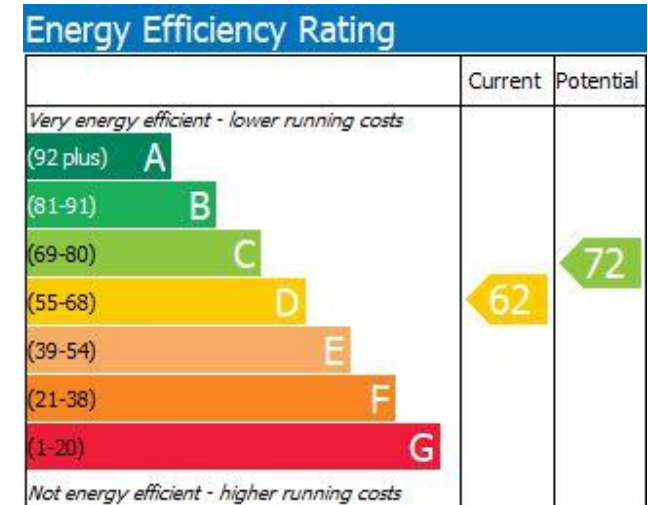
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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