



6 WILLOW MEWS, ST. MARY'S PLATT, KENT, TN15 8NS

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 **Hillier**
Reynolds

£595,000

FREEHOLD

Beautifully presented three bedroom semi-detached house.

Garage and driveway with parking for two cars.

Located in small exclusive development in the sought after village of St Mary's Platt.





We are delighted to market this beautifully presented and rarely available three bedroom semi-detached home which is located in a small exclusive development in the heart of the sought after village of St Mary's Platt. The property has been well-looked after and well-maintained by the current owner and is ideal for anyone looking for a property that can be moved straight into.

In our opinion the property has that all-important kerb appeal. There is a garage, electric charging point and driveway with parking for two cars. As you enter the property you will appreciate the light and bright entrance hall and the tasteful decor. The kitchen is on the right at the front of the property and is modern and stylish with a good selection of worktops of cupboard space. The well-proportioned and spacious lounge/diner is immaculately presented with plush carpet and wooden shutters. There is a large under-stairs storage cupboard. French doors lead out to the beautifully landscaped rear garden which is a wonderful outdoors living and entertaining area. The garden has been designed for all-year round use. The decked seating area has a stylish aluminium gazebo which can be completely enclosed providing additional seating space whatever the weather. There is a paved lower patio area. The garden has artificial grass and raised borders planted with mature flowers and shrubs. There is a personal door to the garage where there is loft access to what could potentially be a fourth bedroom, subject to the usual building regulations and permissions.

A cloakroom completes the downstairs accommodation.

Upstairs the property is as beautifully presented as the downstairs living space, with three good sized bedrooms. The master bedroom overlooks the garden and has fitted wardrobes. The second bedroom is a spacious double room that the current owners use as a home office. This light bright room also has built in wardrobes. The third bedroom is a single room.

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

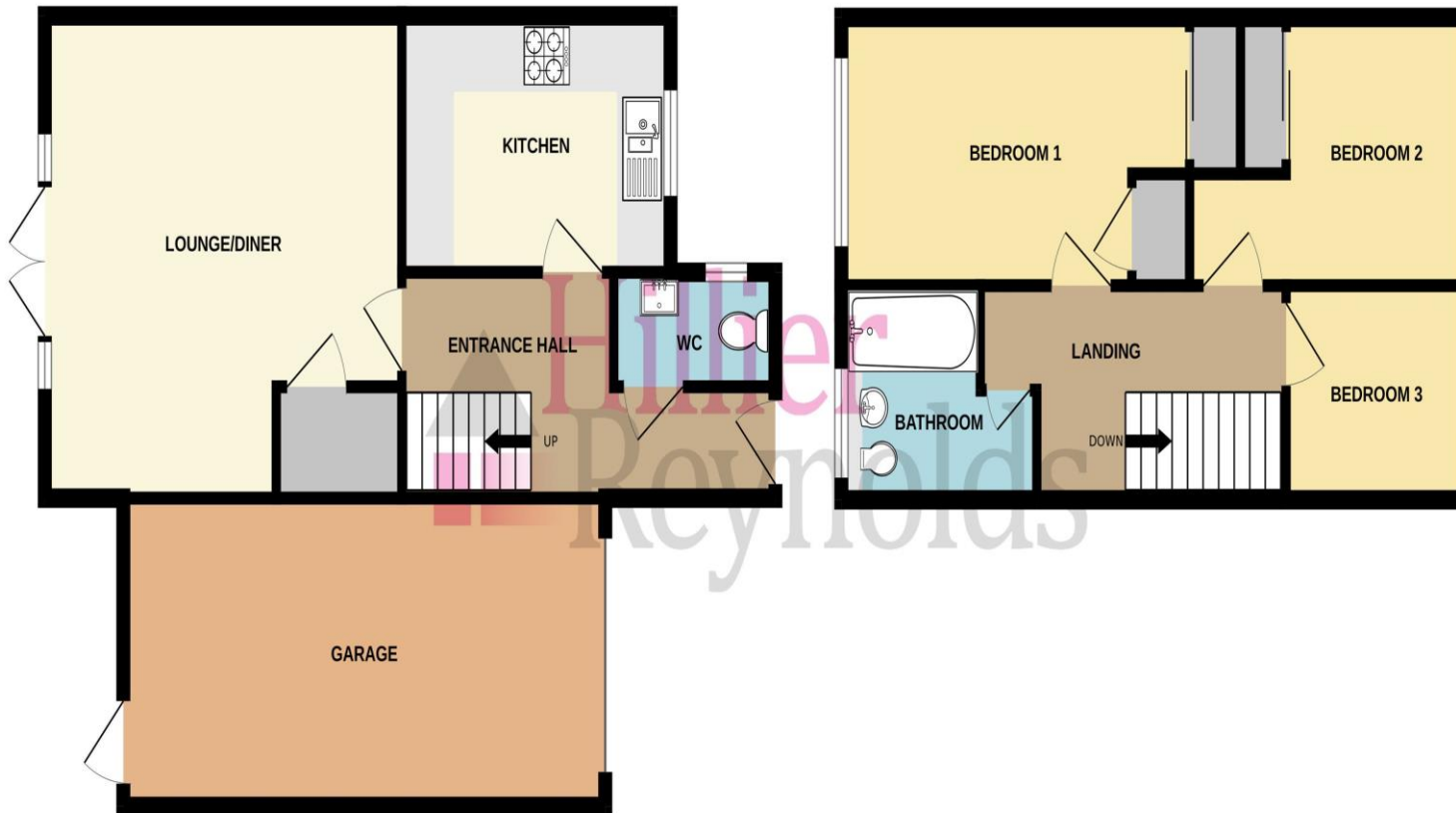
St Mary's Platt is a very desirable village with a very popular primary school and church. The property can be found just a short distance from the village public house which is a friendly and sociable meeting place for the local community. The larger village of Borough Green with its selection of shops, cafes and mainline service to London Bridge, Charing Cross and Victoria is within walking distance or just a few minutes' drive away.

We are expecting a lot of interest in this property so early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR
56.2 sq.m. (605 sq.ft.) approx.

1ST FLOOR
35.8 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA : 92.0 sq.m. (991 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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Entrance Hall

Lounge/Diner

15'1" (4.60m) x 14'7" (4.45m)

W.C.

Kitchen

11'4" (3.45m) x 7'0" (2.13m)

First Floor Landing

Bedroom 1

12'3" (3.73m) x 8'0" (2.44m)

Bedroom 2

11'9" (3.58m) reducing to 9'9" (2.97m) x 8'0" (2.44m) L-shape

Bedroom 3

7'8" (2.34m) x 6'4" (1.93m)

Bathroom

Outside

Landscaped rear garden with artificial lawn and raised borders stocked with flowers and shrubs. Decked seating and entertaining area with aluminium gazebo. Steps down to paved patio area. Personal door to garage.

Garage - 20'5" (6.22m) x 9'4"

(2.84m)



Route to View

From our office in Borough Green head towards St. Mary's Platt on the A-25 Maidstone Road. After approximately 1 mile turn right into Grange Road. Take the next right turn into Willow Mews and the property can be found in front of you.

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

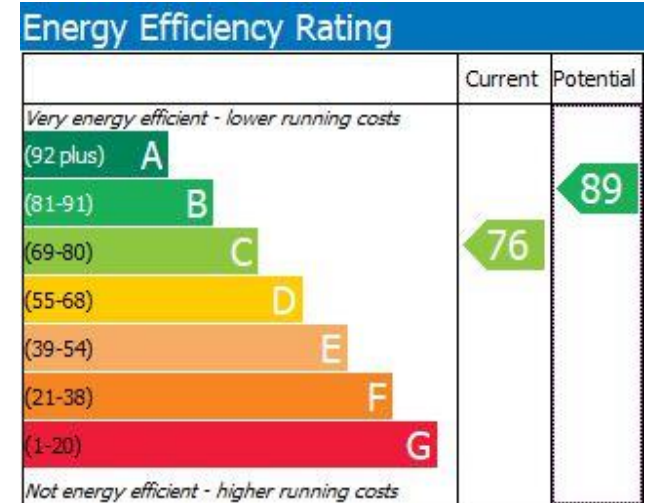
www.landregistry.gov.uk

<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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