



BREVEN, LONG MILL LANE, PLAXTOL, KENT, TN15 0QR

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 **Hillier**  
Reynolds



# £425,000

## FREEHOLD

A 3 bedroom semi-detached home in need of modernisation.

Lovely long garden and plenty of potential to extend STPP.

Situated in the beautiful and rural village of Plaxtol.







This 3 bedroom semi-detached home is found in the idyllic and popular village of Plaxtol.

The home is in need of modernising and updating but offers plenty of potential, especially to extend and make bigger to the side and rear which would be subject to the usual permissions.

Entry to the home is via a small Hallway that then leads into the Lounge. The Lounge is a large and bright room and the fireplace makes a lovely focal point of the room and we believe is original. The Kitchen is next and has plenty of cupboards and work top space that have been upgraded in recent years. An adjoining lobby then leads to the Shower room that has been configured to be a wet room.

Upstairs are 3 separate bedrooms offering the potential for the 3rd bedroom to be converted into another shower room which would leave space for the Kitchen downstairs to be made bigger. The other 2 bedrooms are good sized doubles.

The home has partial double glazing and is oil fired heating as there is no gas installed in the village.

Outside the plot and gardens to front and rear are excellent. The rear gardens are long, in excess of 80ft and face an easterly direction. The majority is lawn but there is a patio area from the rear door and we believe the storage shed will remain. There is a side access that leads to the front where you will find ample parking with potential to make the driveway bigger. There is a also a detached Garage but this can easily be removed to make way for plans to extend if so wished.

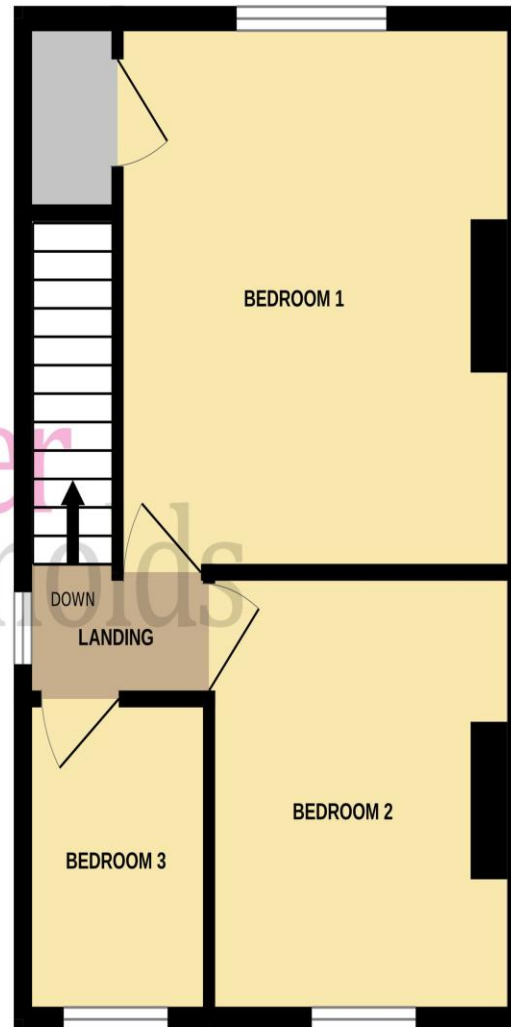
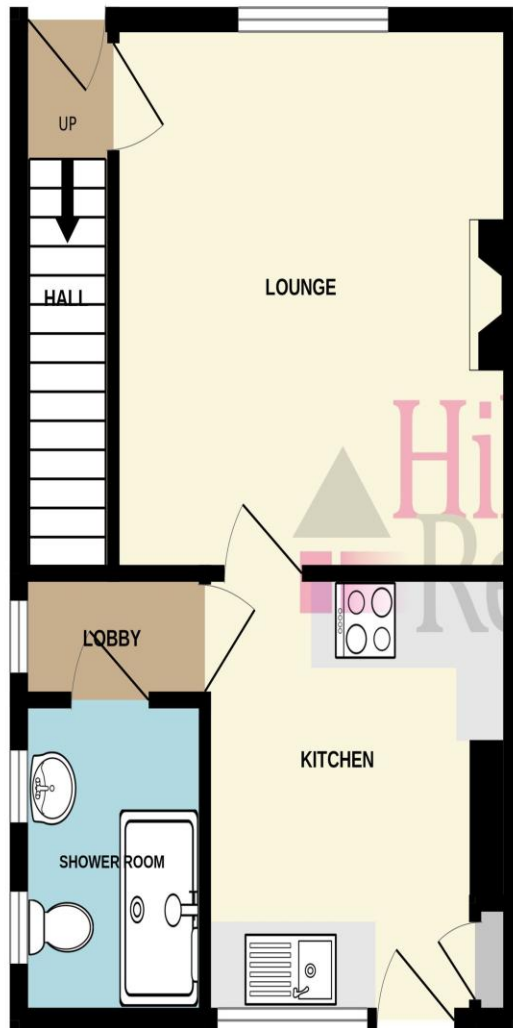
The property is located in the highly sought-after village of Plaxtol, with its community orchard, two recreation grounds and beautiful walks in the surrounding countryside, village store with Post Office, the Papermakers Arms pub, popular primary school and church; which are all within a short walk.

Sevenoaks town centre, with its comprehensive range of shopping, schools, educational and leisure facilities and mainline station (with fast services to London), is approximately 7 miles away. The larger village of Borough Green is approximately 3 miles away and also has a good selection of shops and cafes as well as a mainline station with services to Victoria, Charing Cross and London Bridge and Ashford. There is access to the M20 & M26 approximately 4 miles away.

The home is being sold with No Chain so is immediately available.

GROUND FLOOR

1ST FLOOR



## ACCOMMODATION

### Entrance Hallway

### Lounge

12'11" (3.94m) x 12'10" (3.91m)

### Kitchen

10'5" (3.18m) x 9'11" (3.02m)

### Shower Room

### First Floor Landing

### Bedroom 1

13'5" (4.09m) x 12'11" (3.94m)

### Bedroom 2

11'0" (3.35m) x 9'11" (3.02m)

### Bedroom 3

7'7" (2.31m) x 6'7" (2.01m)

### Outside

Front garden comprising of 2 lawn areas with flowers & shrubs. Driveway for 2-3 cars leading to:-

### Detached Garage

Easterly facing rear garden comprising of patio area, large lawn area with flowers and shrubs. Side access to front.





## 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](http://www.environment-agency.gov.uk)

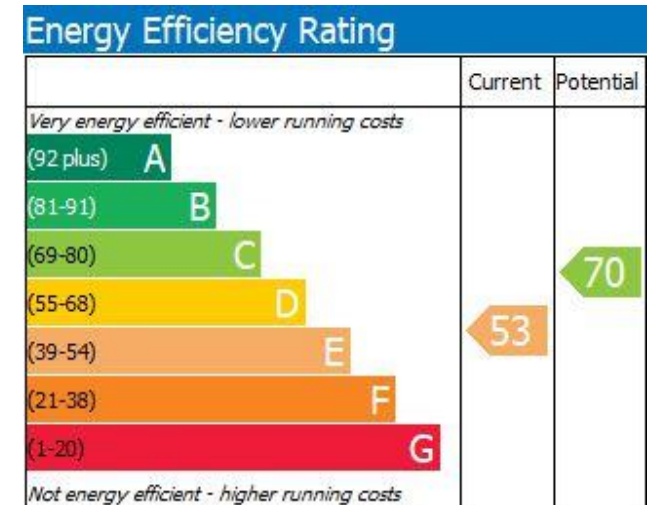
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



## Route to View

From our office in Borough Green proceed east along the A25 Maidstone Road towards St. Mary's Platt. Turn right into Long Mill Lane. At the church take the right hand fork staying on Long Mill Lane. Stay on Long Mill Lane for approximately 2 miles until you reach Plaxtol village. Long Mill Lane then bears left off of The Street. The home can then be found on the left hand side denoted by our For Sale board.

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.

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

01732 884422

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