



Ibbett Mosely

1 Griggs Way, Borough Green, TN15 8HW



A fabulous opportunity to buy a four bedroom family home just a short walk from the centre of Borough Green with all its amenities and mainline train station to London. Close to popular local schools also for those with children in education.

The house has been previously extended to provide a modern open plan kitchen diner looking out to the landscaped garden to the rear. It also provides a downstairs cloakroom, a space to set out a study area, and a useful utility room.

Upstairs are four good sized bedrooms with the main bedroom offering ensuite facilities. One of the bedrooms is currently set up as a dressing room.

Externally the property has a well designed landscaped garden and good sized drive for multiple cars plus a garage.

Guide Price £600,000

- Modernised & Extended Family Home
- Open Plan Kitchen Diner
- Utility & Cloakroom
- Ensuite to Master Bedroom
- Landscaped Garden
- Garage & Drive for Multiple Cars
- Walking Distance to Borough Green Amenities & Mainline Station
- EPC rating - C
- Council Tax - Tonbridge & Malling Band F

Description

Situated to the start of Griggs Way just a short walk into the centre of Borough Green this extended home has a great deal to offer. Parking is not a problem with a multiple car drive and garage for storage or additional parking options.

On entering the welcoming hall area there is a cloakroom to the left before moving into first reception room. A good sized lounge area with lots of layout options and this opens in to the modern kitchen diner that has been extended to offer a fabulous hub of the home for the family buyer. A very social kitchen area also giving good space to set up a study area. Large windows and double French doors lead out to the garden deck to make the most of this space. A door off the dining space leads into the highly useful utility room.

Upstairs off a central landing the property offers four bedrooms including the main room with ensuite facilities. Three other double bedrooms are provided, one of which is currently being used as a dressing room. These are serviced by a family bathroom with a modern design of a roll top bath, close coupled wc and wash hand basin.

The garden is of a low maintenance design with decked areas and patios that terrace up to rear to give an elevated social space looking back to the house. This is interjected with planted borders and ornamental trees.

Borough Green

The property is about 350 metres from the centre of the village, convenient for all amenities and the station. Borough Green is a lively local community with an excellent range of local shops (including

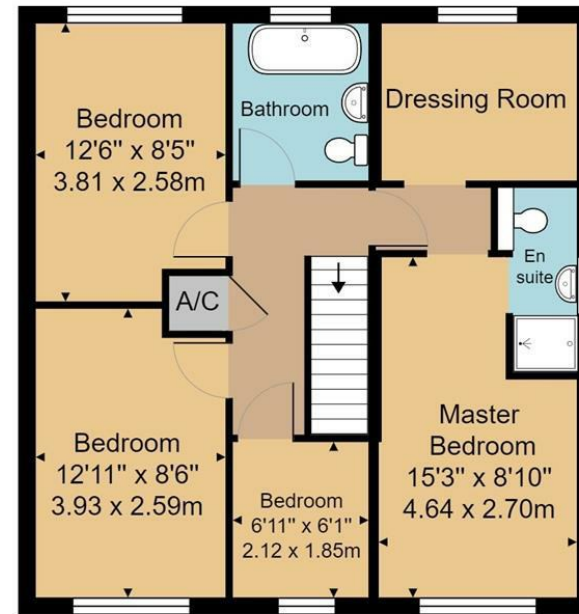
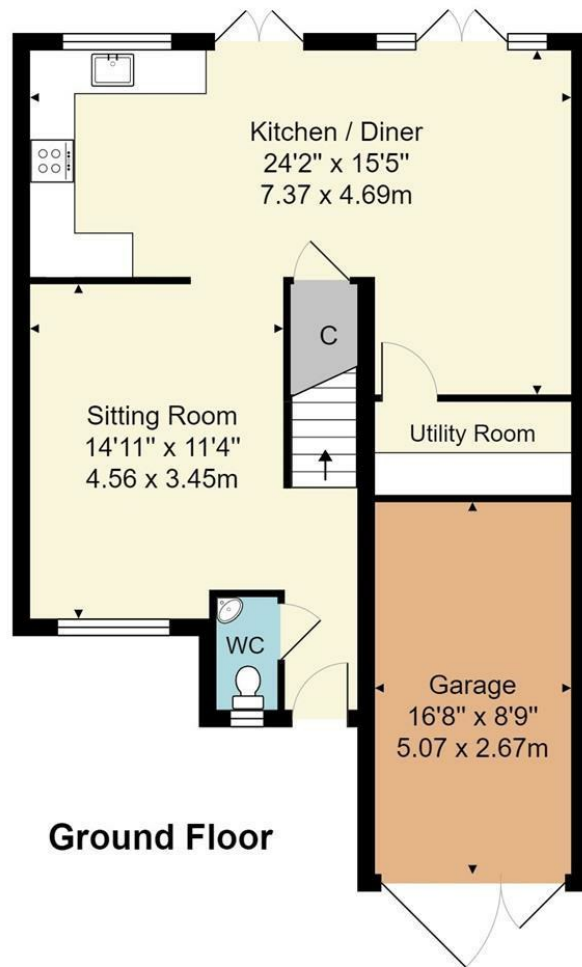




Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall and various churches) and independent restaurants and cafes as well as a Costa. There are well thought of local primary schools and secondary schooling. London Commuter services run from the station on the Victoria line with Charing Cross/cannon Street services also. There are excellent motorway links via the nearby M20/M26 leading to the M25 in either direction. Sevenoaks is about 7 miles to the west and Maidstone about 10 to the east.







First Floor

Approx. Gross Internal Area 1357 ft² ... 126.1 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Borough Green 01732 882266

EPC Rating- C

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