



Ibbett Mosely

16 Tolsey Mead, Borough Green, TN15
8EH



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Set in popular Tolsey Mead, just a short walk from central Borough Green this home has been greatly enhanced by its current owners by way of an extension to make the most of its potential.

The property now has great flow and offers three linked, social reception spaces with a modern fitted kitchen and bathrooms throughout.

The Southerly orientated garden is a real delight with social patios and deck area in which to entertain visiting family and friends in the warmer months. A large beautiful conservatory links the house and garden area.

Guide price £600,000 to £625,000

- Four Bedroom Extended Family Home
- Immaculately Presented Throughout
- Walking Distance to Mainline Station & Popular Schools
- Southerly Facing Rear Garden
- Three Reception Rooms Including Conservatory
- Ensuite to Master Bedroom
- EPC rating D
- Council Tax - Tonbridge & Malling Band F
- Guide Price £600,000 to £625,000

Nestled in the charming cul de sac of Tolsey Mead, Borough Green, this immaculate detached house offers a perfect blend of modern living and convenience. Spanning an impressive 1,366 square feet, the property boasts four well-proportioned bedrooms, each equipped with built-in wardrobes, ensuring ample storage space. The main bedroom features a stylish ensuite, adding a touch of luxury to your daily routine.

The home is designed for both relaxation and entertaining, with three spacious reception rooms that provide versatile living options. Whether you prefer a cosy family gathering or hosting friends, these areas are perfect for any occasion. The modern quality fittings throughout the house enhance its appeal, creating a welcoming atmosphere that is both functional and aesthetically pleasing.

Step outside to discover a delightful southerly facing rear garden, ideal for enjoying sunny afternoons or

hosting summer barbecues. The garden offers a private retreat, perfect for unwinding after a long day.

Convenience is key, as this property is within walking distance to central Borough Green, where you will find a variety of shops, cafes, and amenities. The mainline station is also nearby, providing easy access to London and beyond. Families will appreciate the proximity to popular schools, making this location ideal for those with children.

With parking available for two vehicles, this home combines practicality with elegance. Built in the late 1990s, it presents a wonderful opportunity for those seeking a modern, well-maintained residence in a desirable area. This property is not just a house; it is a place to call home.

Description

With great kerb appeal this property impresses from

the moment you approach. A welcoming hallway gives access to all areas including a downstairs water closet and under stairs cupboard. The main reception runs from front to back down the left side of the home and would have originally formed a dining room to the rear. This is no longer required due to the extended layout and now offers much more space in which to relax. Sliding patio doors lead into the fantastic conservatory with glass lantern style roof and built in heating to enable use all year round. Centrally to the rear is a fabulous modern kitchen with sleek gloss finished doors and stone worktops. Patio doors also link into the conservatory to give a great flow to the house. The kitchen is linked to the conversion of the garage to form an additional dining room and storage pantry.

Upstairs the house boasts four bedrooms off a central landing. All the bedrooms, including the master benefit from professionally installed built in wardrobes and storage. The master also has the use of a modern ensuite shower room. All the bedrooms are of a good size and have the use of a stylish modern family bathroom with L shaped bath and shower above, ideal for those with younger children.

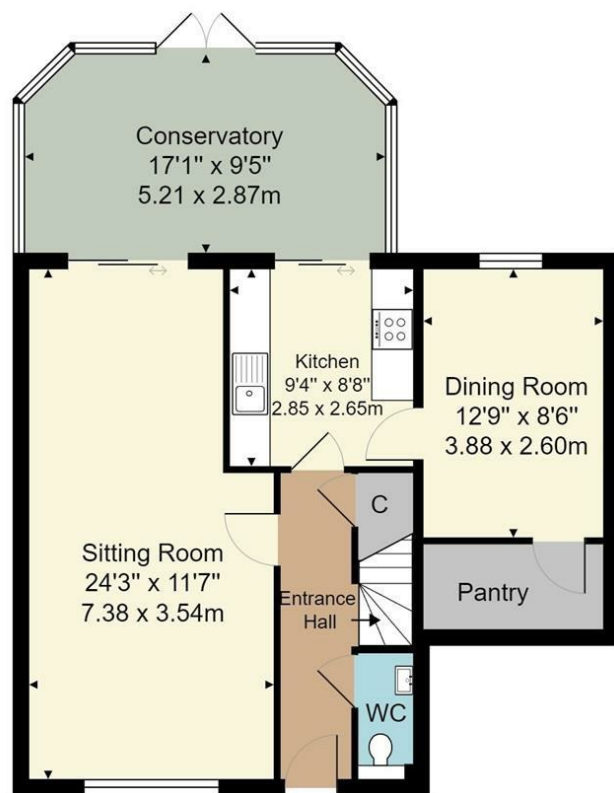
The Southerly facing rear garden is a true delight and can be taken advantage of all year round from the wonderful conservatory. A social patio wraps the house and leads to a lawn with mature well stocked borders. To the rear of the garden is an additional decked area ideal for alfresco dining and socialising. Access to the front is given down the side of the property leading to a delightfully planted front garden and drive.

Borough Green

The property is about a 1/4 mile 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.



EPC Rating- D



Ground Floor



First Floor

Approx. Gross Internal Area
1366 ft² ... 126.9 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.

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