



Ibbett Mosely

2 Brockway, Borough Green,
Sevenoaks, TN15 8HS



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A fantastic extended home that is built for socialising with family and friends. Immaculately presented throughout the property offers great flexibility with one of its four bedrooms on the ground floor designed with the possibility of ensuite facilities.

It boasts a stunning open plan kitchen dining living space to the rear within the extension to offer connectivity to the low maintenance enclosed garden. A purpose built outbuilding used as an entertainment space, currently a bar and tv space could be used as any study office or hobby space.

Parking is easy with with its block paved drive to the front.

Guide Price £650,000.

- Immaculately Presented Throughout
- Extended Open Plan Living
- Flexible Layout with Downstairs Bedroom
- Low Maintenance Enclosed Private Garden
- Purpose Built Bar, Office, or Hobby Space in Garden
- Block Paved Drive to Front
- Walking Distance to Central Borough Green & Mainline Station to London
- Popular Local Schools
- EPC Rating - C
- Guide Price £650,000

Located within walking distance to central Borough Green, this semi-detached house presents an excellent opportunity for families seeking a comfortable and modern living space. This greatly enhanced family home boasts four well-proportioned bedrooms, including a convenient downstairs bedroom that offers the potential for an ensuite, catering to the needs of a growing family or guests with mobility.

The heart of the home features an inviting open plan living, dining, and kitchen area, perfect for entertaining and family gatherings. This layout not only maximises space but also creates a warm and welcoming atmosphere. The property further benefits from an additional reception room, providing additional versatility.

Outside, the low-maintenance garden is a delightful retreat, complete with an office bar, ideal for enjoying leisurely afternoons or hosting friends. The property also offers ample parking for up to three

vehicles, ensuring convenience for family and visitors alike.

Location is key, and this home is within walking distance to central Borough Green, where you will find a variety of local amenities, shops, and popular schooling. Additionally, the mainline station provides easy access to London, making it an ideal choice for commuters.

In summary, this semi-detached house in Brockway is a fantastic family home that combines modern living with practicality, all in a desirable location. Don't miss the chance to make this wonderful property your own.

Description

Approached via a block paved drive this wonderfully extended family home offers a great deal. A welcoming hallway with Amtico herringbone flooring is opens up through a porch giving access to a downstairs cloakroom and under stairs cupboard. A

bedroom is set up where the original garage was converted and is currently set up with a useful utility room. This could be converted to an ensuite with ease given the water and waste connections available should you need extra family accommodation on the ground floor. It could also be used as a playroom should this need exist or a third reception room. The main lounge is situated to the left of the hallway and was originally a lounge diner that has been combined to one large room. A stunning extension has been added to the rear combining the original kitchen to now offers a great social kitchen dining living space. the Amtico flooring continues in this area from the hallway. It offers a lounge space with TV area and French doors out to the garden.

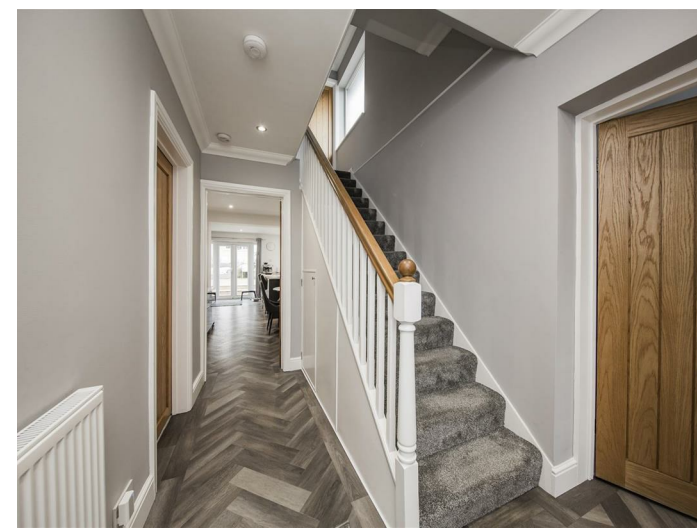
Upstairs is as original with a further three bedrooms, two further doubles and a single room. The shower room is modernised, offering a large walk in enclosure and vanity storage cupboards for those essentials.

The garden is made up of a patio area leading to an low maintenance artificial lawn stepped over two terraces to the great outbuilding to the rear. Set up as a bar and entertainment space with air conditioning giving heat as well as cooling makes this space useable all year round. Flexible to be used as an office or a hobby room if a bar is not for you.

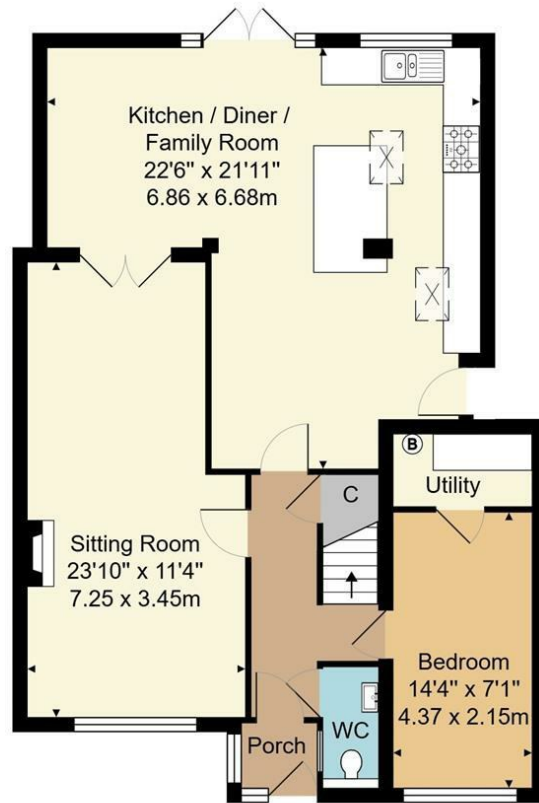
Borough Green

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.



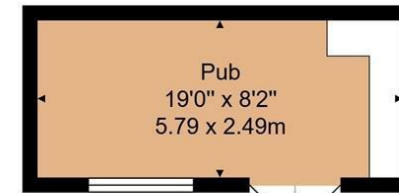
EPC Rating- C



Ground Floor



First Floor



Outbuilding

House Approx. Gross Internal Area
1326 sq. ft / 123.2 sq. m

Outbuilding Approx. Internal Area
155 sq. ft / 14.4 sq. m

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

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