



Wrotham Road

Borough Green TN15 8DQ

Guide Price £520,000



COUNTRY HOMES

Borough Green TN15 8DQ

Nestled on Wrotham Road in the charming village of Borough Green, Sevenoaks, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned reception rooms, this home provides ample space for both relaxation and entertaining. The property boasts three bedrooms, including a versatile study on the ground floor that could easily serve as an additional bedroom, catering to the needs of a growing family or those seeking extra space.

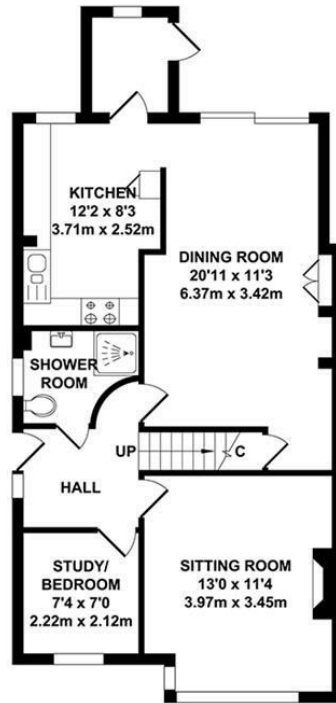
The bathroom and additional downstairs shower room ensure that morning routines run smoothly, while the generous parking space adds to the practicality of this lovely residence. The purpose built garden room is a standout feature, providing a serene space to enjoy the outdoors, whether for quiet contemplation or lively gatherings with friends and family or it could be used as an outside office. The rear garden large, making a great sopace for all the family to enjoy.

Location is key, and this property does not disappoint. It is conveniently situated close to both primary and secondary schools, making it an ideal choice for families. Additionally, local shops and the train station with lines into London stations are within easy reach, offering excellent transport links and everyday amenities.

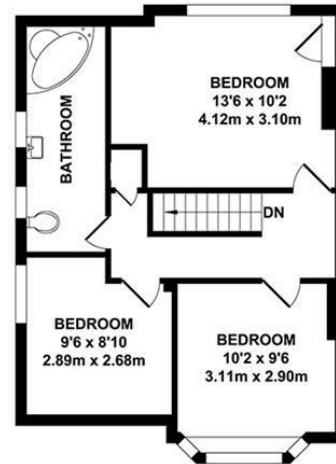
This semi-detached house on Wrotham Road is a wonderful opportunity for those seeking a comfortable family home in a vibrant community. With its spacious layout, convenient location, and charming features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own. Call today to arrange your viewing.

- Semi detached
- 3 bedrooms
- Additional study which could be bed 4
- 2 receptions
- Good size rear garden
- Purpose built garden room
- Convenient location
- Ample parking to front
- Well presented
- Viewing encouraged

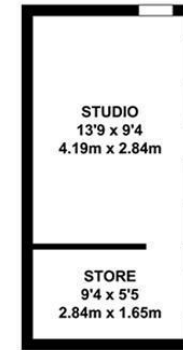




GROUND FLOOR
APPROX. FLOOR AREA
639 SQ.FT.
(59.37 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
448 SQ.FT.
(41.63 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
181 SQ.FT.
(16.90 SQ.M.)

TOTAL APPROX. FLOOR AREA 1087 SQ.FT. (101.00 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

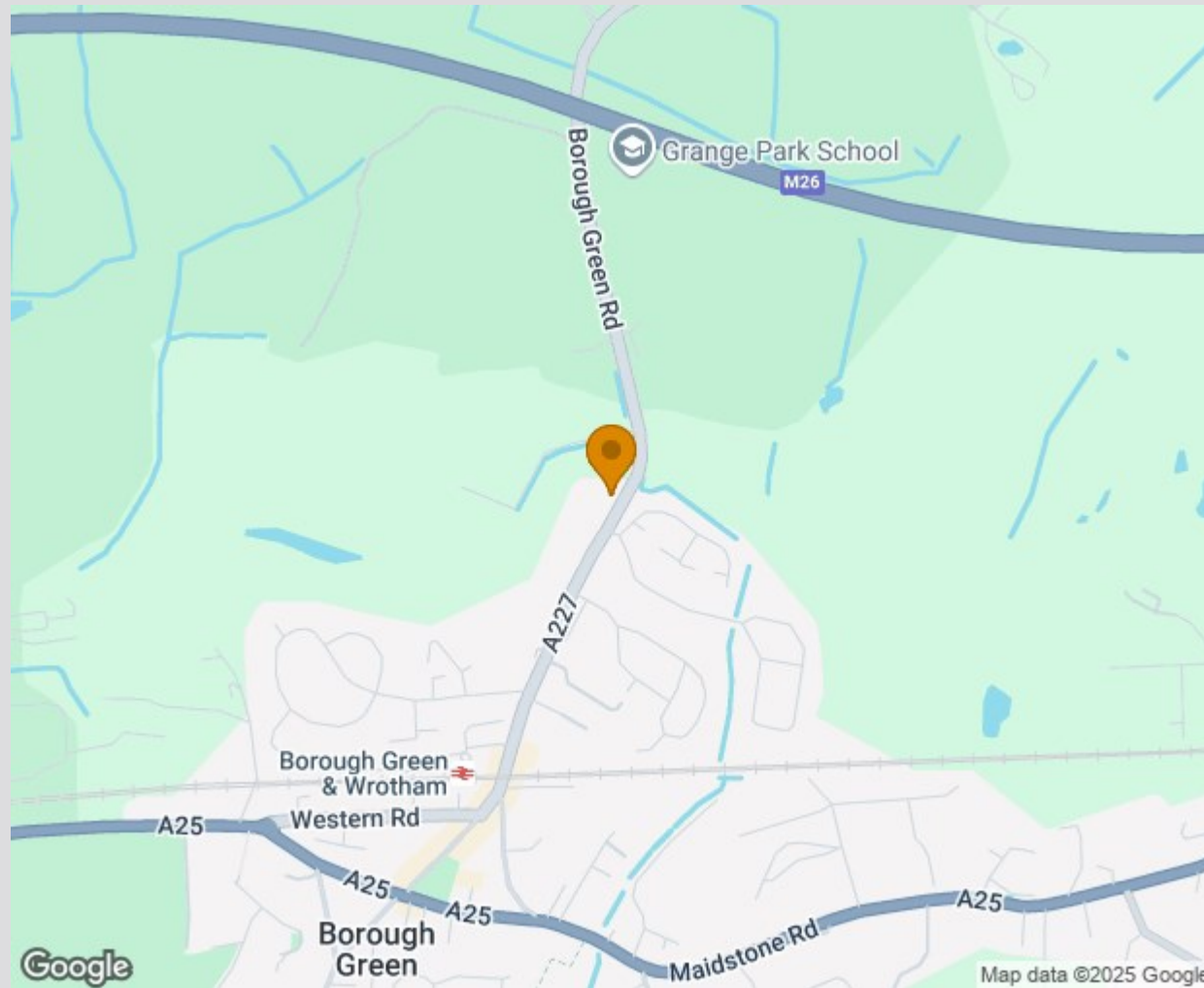




Location Map

Tenure: Freehold

Council tax band: E



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