



# JONATHAN HALL

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Wrotham Road, Borough Green, Sevenoaks, Kent, TN15 8DD

Price Range £750,000 - £800,000

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A deceptively spacious, approximately 2056 sq ft, extended and well-presented four/five bedroom detached bungalow, with annexe potential, set in approximately 0.3 of an acre. The property is well set back from the road with an approximately 120ft front garden, a westerly facing rear garden with a pleasant view to the rear, a large driveway providing substantial parking and a detached double garage. It is conveniently located close to the heart of the popular village of Borough Green, with its wide range of local amenities including its mainline station with services to London from 37 minutes.

## Summary

- Deceptively Spacious Detached Bungalow
- Well-Presented Accommodation
- Located Close to Heart of Popular Village
- Wide Range of Local Amenities
- Station with Services to London from 37 mins
- Stunning Kitchen, Spacious Sitting Room
- Spacious Dining Room, Study/Bedroom Five
- Four Bedrooms, Bathroom & Shower Room
- Set in Approximately 0.3 Acres
- Large Driveway and Detached Double Garage

## Accommodation

The accommodation comprises two entrance porches, an entrance hall with two sky-lights and two built-in double cupboards; a spacious sitting room with electric fire and sliding doors to the garden; a spacious dining room with electric fire, a study/bedroom, a stunning kitchen/breakfast room with 'Shaker' style fitted wall and base cupboards, drawers, oak effect laminate worktops, sink with mixer tap, four-ring gas hob with extractor hood above, built-in double oven and further built-in oven, integrated dishwasher, spaces for a large fridge/freezer and separate freezer; a boiler/utility room with gas fired boiler and spaces for washing machine and drier; master bedroom with fitted wardrobes and en-suite shower room with shower cubicle, washbasin, WC and door to the hall, three further double bedrooms, lovely spacious family bathroom with a bath with shower spray, washbasin, and WC. The property also benefits from double glazing and gas central heating.

## Outside

Outside, to the front is an approximately 120 ft (37m) front garden which is mainly laid to lawn with borders stocked with plants, shrubs and trees, and a long driveway leading to the entrance door, rear garden and a large driveway leading to the double garage. The L-shaped rear garden measures approximately 124ft (38m) max wide x 69ft (21m) max reducing to 26ft (8m), and it is mainly laid to lawn with borders stocked with flowering plants and shrubs, a paved patio, and has pleasant views to the rear.

## Agents Note

The property is freehold and falls under council tax band G.





## Location

The house is conveniently located close to the heart of the popular village of Borough Green. The village benefits from a pub, bar, two Indian restaurants, two Chinese takeaways, a Turkish takeaway, Domino's Pizza takeaway, two fish and chip shops, two coffee shops including Costa Coffee, a tea room, a café, a bakery and a selection of other shops, a medical centre, a dentist, a library, a petrol station, Borough Green Primary School (with a good Ofsted report), a Church of England Church, a Baptist Church, a Catholic Church, Reynolds Retreat (with its gym, spa, pool, country club and restaurant), recreation ground, playing fields, skate-park, bowling club, and mainline railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes) and Victoria (from 47 minutes).

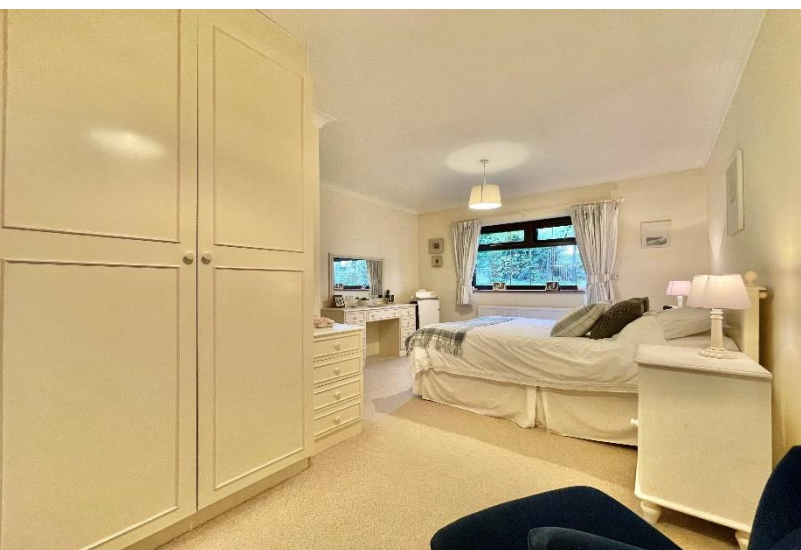


The popular historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5.3 miles away.

The popular historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and educational facilities, including Grammar schools, and mainline station with services to London Bridge (from 23 minutes), is approximately 6.6 miles away.

Bluewater Shopping Centre and Ebbsfleet International Station with services to London St Pancras (from 18 minutes) can both be accessed within 14 miles.

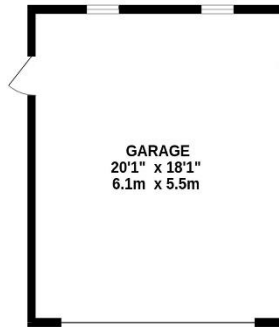
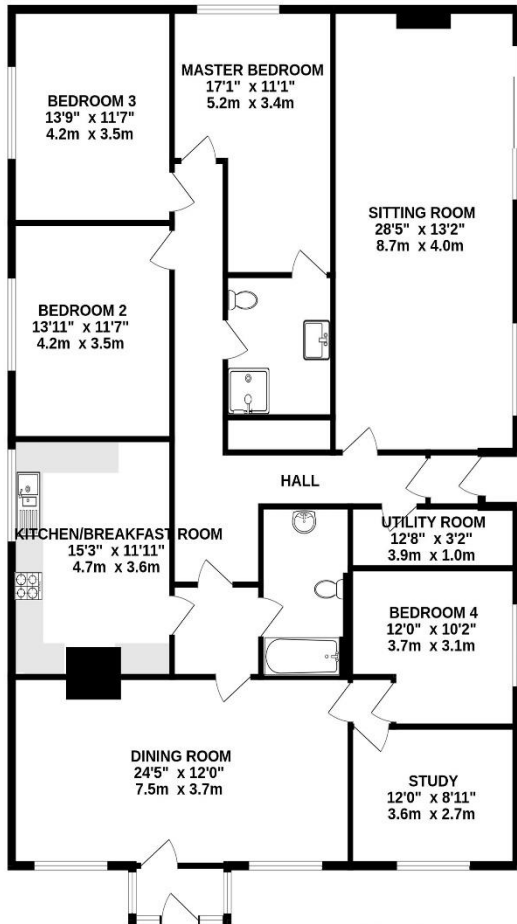
The M26 and the M20 can both be accessed within 2 miles.



*“A deceptively spacious extended and well-presented detached bungalow, conveniently located close to the heart of this popular village”*







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 2422 sq.ft. (225.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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If you need get in touch, please contact me on  
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