



JONATHAN HALL

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Hazelbourne Avenue, Borough Green, Sevenoaks, Kent, TN15 8FJ

Price Range: £425,000 to £450,000

jonathanhall.exp.uk.com



An attractive, spacious (1225 sq ft), energy efficient and well-presented end-of-terrace town house, built in 2015, with spacious sitting room, stunning kitchen/dining room, cloakroom, three double bedrooms, one single bedroom, ensuite shower room, family bathroom, approximately 28ft rear garden, allocated parking space, car barn, and NO ONWARD CHAIN. The property is located on the sought-after Hazelbourne Development, with its toddler's playground and children's playground, in the popular village of Borough Green, with its wide range of local amenities including a mainline station with services to London (from 37 minutes).

Summary

- Attractive Spacious & Well-Presented
- End-Of-Terrace Town House
- 1225 sq ft of Accommodation
- Energy Efficient with an EPC Rating of B
- Sitting Room, Kitchen/Dining Room & WC
- 4 Bedrooms (3 Doubles) & 2 Bathrooms
- Approximately 28ft Rear Garden
- Car barn & Allocated Parking Space
- Popular Village with Wide Range of Amenities
- Station with Services to London from 37 Mins

Accommodation

Ground floor: entrance hall with stairs to first floor and built-in cupboard below; cloakroom with WC and washbasin; spacious sitting room with double doors to garden; stunning kitchen/dining room with bay window, and modern high-gloss fronted cupboards and drawers, laminate worktops, sink, four burner gas hob with extractor hood above, built-in double oven, integrated fridge/freezer, integrated dishwasher, and washing machine.

First floor: landing with stairs to the second floor; two double bedrooms, single bedroom, and a lovely bathroom with bath with mixer tap and shower spray, WC and washbasin.

Second floor, principal bedroom with built-in cupboard; dressing room with built-in boiler cupboard; and a lovely ensuite shower room with shower, WC and washbasin.

Outside

There is a car barn for one car and an allocated parking space for another car, a small front garden with lawn and flowerbed and path to the entrance door; and an approximately 28ft (8.5m), x 16ft (5m) rear garden with paved patio, leading to an artificial lawn, outside tap, and a path leading to a gate at the rear leading to the parking.

Agents Note

The property is freehold, is in council tax band E and benefits from double glazing, gas central heating and heat recovery ventilation. The vendor informs us there is a service charge of approximately £200 per annum, for the maintenance of the communal areas of the estate, including a small toddler's playground and a separate children's playground.





Location

The popular village of Borough Green benefits from a wide selection of local amenities including a variety of shops, restaurants, cafe, coffee shops, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford.

The historic village of Wrotham with its several pubs/restaurants is approximately 2 miles away.

Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 4 miles away.



The popular historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 6 miles away.

The popular historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks School, and mainline station with services to London Bridge (from 23 minutes), is approximately 6.2 miles away.

Bluewater Shopping Centre and Ebbsfleet International Station with services to London St Pancras (from 18 minutes) are both within 14.5 miles.

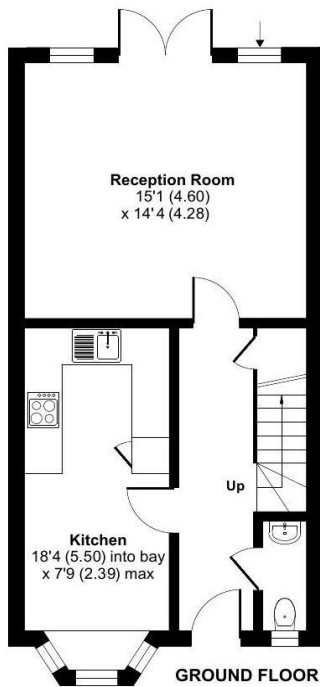
The M26 and the M20 can both be accessed within 3 miles.



An attractive, spacious and well-presented end-of-terrace town house, built in 2015, which is energy efficient, with an approximately 28ft rear garden, car barn, parking space, and no chain; located in the popular village of Borough Green.

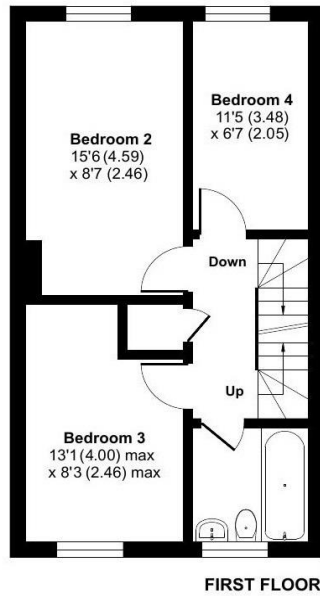




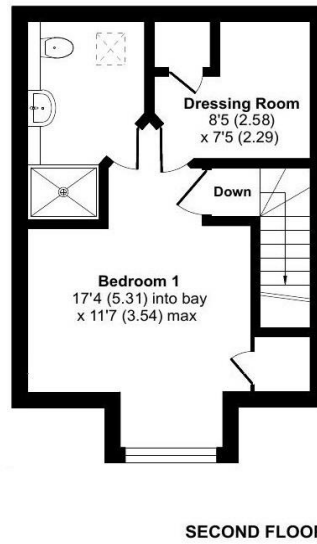


Approximate Area = 1225 sq ft / 114 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	85 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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
07429 483 423 or email jonathan.hall@exp.uk.com

