



JONATHAN HALL

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Station Road, Borough Green, Sevenoaks, TN15 8EX

Guide Price: £265,000

jonathanhall.exp.uk.com



A well-presented and charming period attached cottage, ideal buy-to-let or first time buy, with a sitting room, kitchen/dining room with a contemporary fitted kitchen, two bedrooms both with vaulted ceilings, a modern bathroom, and no onward chain.

The property is conveniently located close to the heart of the popular village of Borough Green, with its wide range of local amenities, including a mainline station with services to London Bridge (from 37 minutes), Charing Cross, Victoria, Maidstone and Ashford.

Summary

- Charming Period Attached Cottage
- Ideal Buy-To-Let or First Time Buy
- Well-Presented Accommodation
- Sitting Room & Kitchen/Dining Room
- Two Bedrooms & Modern Bathroom
- Double Glazing & Gas Central Heating
- No Onward Chain
- Located Close to Heart of Village
- Wide Range of Local Amenities
- Station with Services to London from 37 Mins

Accommodation

The ground floor offers an entrance hall with an entrance door to the front, oak flooring, and carpeted stairs to the first floor; a sitting room with large windows to both front and side, and oak flooring; and a lovely kitchen/dining room with window to side, contemporary fitted kitchen comprising high-gloss fronted wall and base cupboards and drawers, sink, four burner gas hob with extractor hood above, built-in oven, spaces for washing machine and fridge/freezer, cupboard housing gas fired boiler, space for dining table and oak flooring.

The first floor offers a landing with fitted carpet; bedroom one with windows to both sides and front, a vaulted ceiling and fitted carpet, bedroom two with vaulted ceiling, skylight to rear and window to front, access to the loft, and fitted carpet; and a lovely modern bathroom with WC, bath with wall mounted shower and shower screen, and washbasin, opaque windows to side and rear and a tiled floor.

Outside

The property owns the front of both 87a and 87 where there is a space for the bins for both properties and which the neighbours of 87 has pedestrian access over to access their property and for their bins.

Agents Note

The property is freehold, is in council tax band C and benefits from double glazed windows, and gas fired central heating.





Location

The popular village of Borough Green benefits from a wide selection of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea shop, 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.

There are three historic pretty villages surrounding the village of Borough Green, St Mary's Platt, Wrotham and Ightham, which all have at least one pub, church, primary school and park.

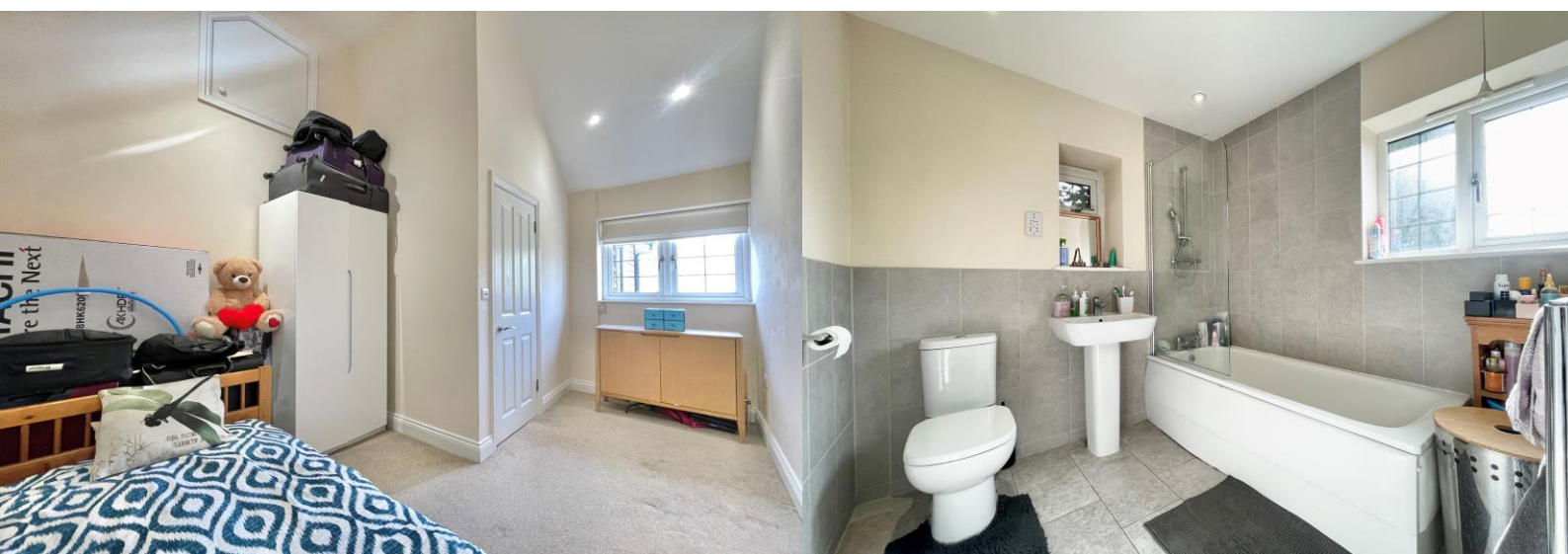
Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 4 miles away.

The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5 miles away.

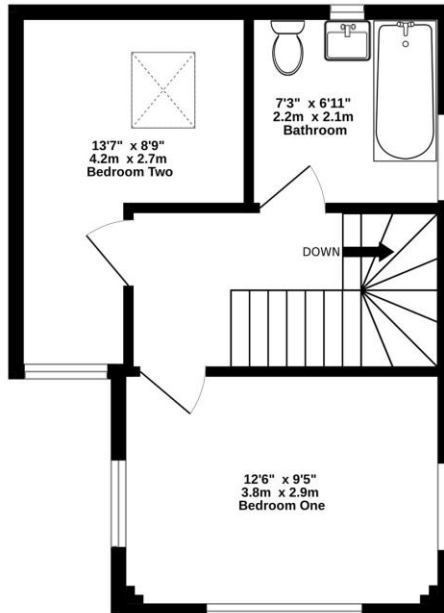
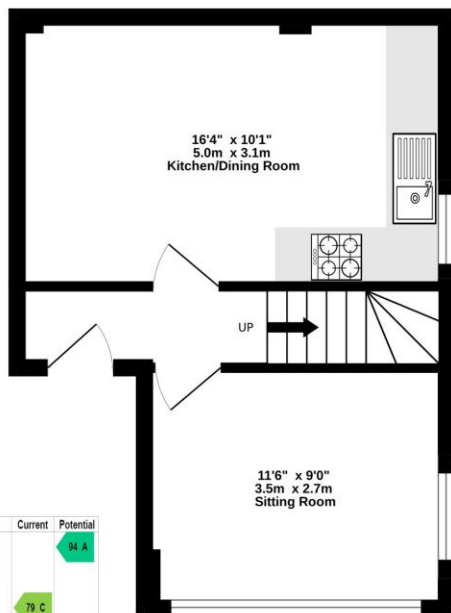
The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 6.5 miles away.

Bluewater Shopping Centre and Ebbsfleet International Station with services to London St Pancras (from 18 minutes) are both approximately 14 miles.

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



A well-presented and charming period two bedroom attached cottage, conveniently located close to the heart of the popular village of Borough Green.



GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.

TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.



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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