



JONATHAN HALL

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Platt Common, Platt, Sevenoaks, Kent, TN15 8JX

Price Range £650,000 to £700,000

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Accommodation

The accommodation comprises entrance hall with built-in cupboard and loft access to a large loft with boarding and a gas-fired boiler; sitting/dining room with dual-aspect, gas fire and picture window overlooking the delightful rear garden; kitchen fitted with wall and base cupboards and drawers, worktops, breakfast bar, sink, ceramic halogen hob with extractor hood above, built-in double oven, and spaces for dishwasher, fridge/freezer and washing machine; conservatory overlooking the delightful rear garden and access to the decking and rear garden; bedroom one with fitted wardrobes and en-suite shower room with shower cubicle, WC and washbasin; bedroom two with built-in wardrobes; bedroom three with built-in wardrobe; bathroom with bath and shower above and glass shower screen, vanity wash basin, WC, heated towel-rail and under-floor heating.

Outside

There is pleasant front garden with lawn, borders stocked with flowering plants, mature shrubs and trees, and driveway for approximately 6 cars including a carport, and a garage with an attached workshop to the rear; and a delightful and secluded rear garden measuring approximately 111ft x 64ft with decking to the rear of the property, patios, lawn, borders stocked with flowering plants, mature shrubs and trees, shed, summerhouse and greenhouse.

A deceptively spacious, bright and airy, and well-presented three bedroom detached Colt bungalow, on a plot of approximately 0.27 acres, with the potential to extend (STP) and a delightful secluded rear garden, front garden with driveway for approximately six cars and a garage. Situated in a tucked away position on an exclusive private road, a few minutes walk from Platt Woods, in the highly sought-after village of St Mary's Platt with its popular primary school, pub, church, village hall and two parks, and only 1.1 miles from the centre of the popular village of Borough Green, with its wide range of local amenities including a railway station with services to London from only 37 minutes.

Agents Note

The property is freehold and council tax band F and benefits from double glazing and gas central heating.

Summary

- Spacious Detached Colt Bungalow
- Bright & Airy and Well Presented
- Potential To Extend (STP)
- Tucked Away Position on Private Road
- Sought-After Village of St Mary's Platt
- Sitting/Dining Room, Conservatory & Kitchen
- Three Double Bedrooms, En-Suite & Bathroom
- Delightful & Secluded Rear Garden
- Driveway for Six Cars & Garage
- Local Station (Trains to London from 37 Mins)





Location

St Mary's Platt benefits from a popular primary school, the Blue Anchor public house, St Mary's Church, a village hall, King Georges Field recreation ground, Stonehouse Field recreation ground with a playground and cricket pitch, allotments, Platt Woods and beautiful countryside walks.

The popular village of Borough Green with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea room, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge, Charing Cross, Victoria, Maidstone and Ashford, is approximately 1.1 miles away.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 4.2 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 7.5 miles away.

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

The M26 and the M20 can both be accessed within approximately 2.3 miles.



A deceptively spacious and well-presented three bedroom detached Colt bungalow, on a plot of approximately 0.27 acres, with the potential to extend (STP) and a delightful secluded rear garden, driveway for six cars and a garage, situated in a tucked away position on an exclusive private road.

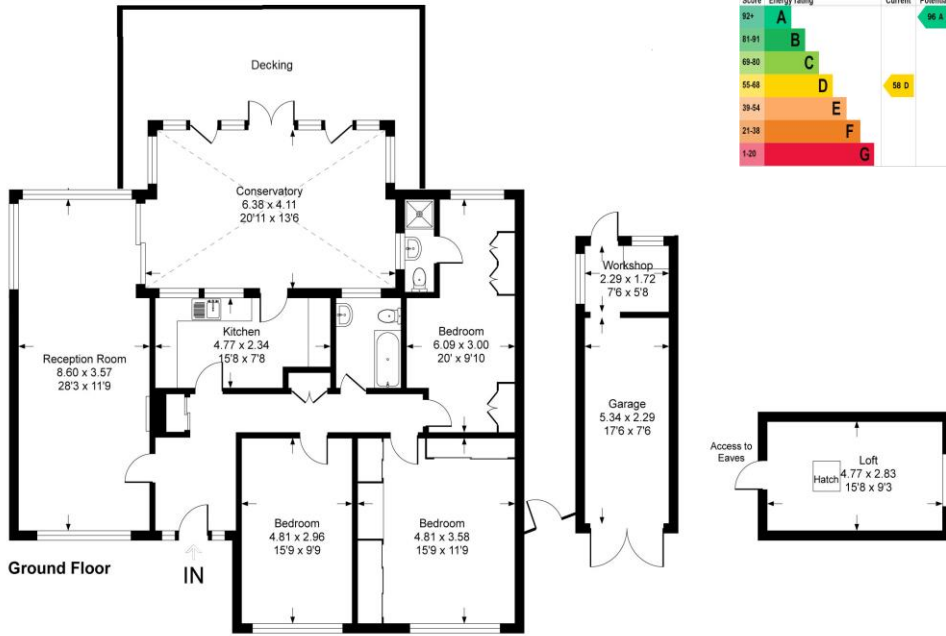






Approximate Gross Internal Area = 159 sq m / 1708 sq ft
 Approximate Garage Internal Area = 17 sq m / 178 sq ft
 Approximate Total Internal Area = 176 sq m / 1886 sq ft

Garden
 33.95 x 19.44
 111'5 x 63'9
 (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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