



JONATHAN HALL

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Novello Close, Borough Green, Sevenoaks, Kent, TN15 8FT

Price Range: £450,000 to £500,000

jonathanhall.exp.uk.com



Accommodation

Ground floor: entrance hall with stairs to the first floor; sitting/dining room with double doors to the rear garden and open-plan to kitchen, fitted with wall and base cupboards and drawers, quartz worktops, sink with mixer tap, gas hob with extractor hood above, built-in oven, integrated fridge/freezer and integrated dishwasher; and cloakroom/utility with WC and sink, cupboard housing gas-fired boiler, additional cupboards and space for washing machine.

First floor: landing, two bedrooms, and family bathroom with WC, bath with shower above and glass shower screen and vanity washbasin.

Second Floor; landing, master bedroom with en-suite shower room with WC, shower cubicle and vanity washbasin.

Outside

To the front is a garden with a driveway, at the rear of the rear garden is a garage with an up-and-over door, and there is southerly facing rear garden with a paved patio and a lawn.

Agents Note

The property is freehold, in council tax band E, there is a service charge of £272.63 (for Jan-Dec 2023) for the estate, and it benefits from double glazing and gas central heating.

A well-presented and attractive terraced house built in 2019, with a southerly facing rear garden, driveway, garage, the remainder of a 10 year new home build warranty, sitting/dining room, kitchen, utility/WC, master bedroom with ensuite shower room, two further bedrooms and family bathroom.

The property is located in a sought-after cul-de-sac, close to the heart of the popular village of Borough Green, with its wide range of local amenities including a mainline railway station with services to London (from 37 minutes).

Summary

- Well-Presented House Built-in 2019
- Sought-After Cul-De-Sac
- Sitting/Dining Room, Kitchen & Utility/WC
- Master Bedroom with En-suite Shower Room
- Two Further Bedrooms & Family Bathroom
- Southerly Facing Rear Garden
- Driveway & Garage
- Remainder of 10 Year New Build Warranty
- Popular Village with Wide Range of Amenities
- Station with Services to London from 37 Mins





Location

The popular village of Borough Green benefits from a wide range 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 picturesque 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.



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

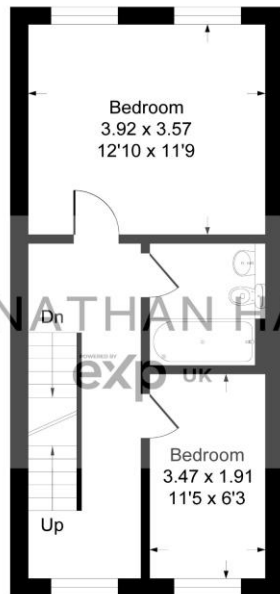
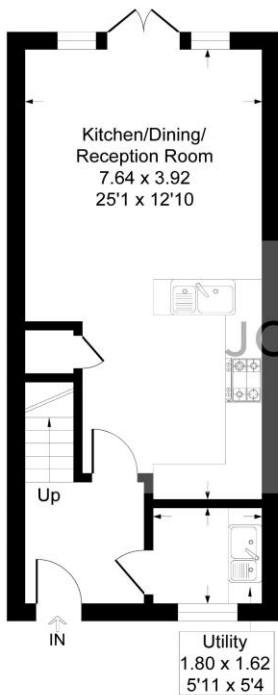
The M26 and the M20 can both be accessed within approximately 2.3 miles.



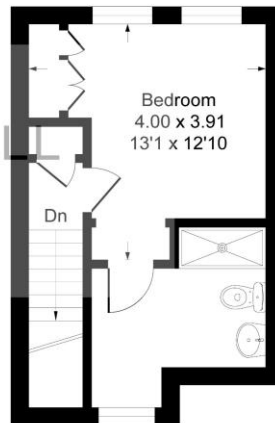
A well-presented and attractive three bedroom house built in 2019 with a southerly rear garden, driveway, garage; located in a sought-after cul-de-sac, close to the heart of the popular village of Borough Green.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		98
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor

Second Floor

Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft



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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