



JONATHAN HALL

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Minters Orchard, Platt, Sevenoaks, Kent, TN15 8JQ

Guide Price: £575,000

jonathanhall.exp.uk.com



Accommodation

Ground floor: entrance hall, cloakroom with vanity washbasin and WC and oak effect laminate flooring; sitting room with two sets of French doors with fitted blinds to rear leading to the garden, open brick fireplace with gas connection for a gas appliance, fitted carpet and glazed oak double doors to the open-plan kitchen/dining room with a fitted kitchen comprising wall and base units, range style cooker with double oven and five ring ceramic hob and extractor hood above, built-in microwave, integrated fridge/freezer, integrated dishwasher, cupboards with spaces for washing machine and tumble dryer, oak effect laminate flooring and staircase to the first floor.

First floor: landing, master bedroom with built-in wardrobe/cupboard and en-suite shower room with vanity washbasin and cupboard below, WC and tiled shower cubicle with large fixed shower head and detachable shower spray and travertine tile effect flooring; three further bedrooms, two with built-in cupboards; and family bathroom with pedestal washbasin with mixer tap, WC and panelled bath with mixer tap and large fixed shower head and detachable shower spray above and glass shower screen and stone tile effect flooring.

Outside

The property has a driveway leading to the garage and a path leading to a secluded south-facing pretty garden to the front with a seating area, terraced beds planted with a variety of rockery plants; and a rear garden measuring approximately 47ft x 31ft which is mainly laid to lawn with borders stocked with a variety of flowering plants, shrubs and trees.

A well-presented modern detached house with pleasant far-reaching views over King Georges Field towards the North Downs, delightful gardens to both front and rear, driveway, garage, sitting room, kitchen/dining room, WC, principal bedroom with ensuite shower room, three further bedrooms and family bathroom. Located in a tucked away position at the end of a cul-de-sac in the highly sought-after village of St Mary's Platt with its local amenities; and only approximately 0.7 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, in council tax band F and the owner informs us the property benefits from double glazing installed in 2016, gas boiler and central heating installed in 2016, and new electrics installed in 2016.

Summary

- Well-Presented Modern Detached House
- Tucked-Away Position in A Cul-De-Sac
- In the Sought-After Village of St Mary's Platt
- Pleasant Views Towards the North Downs
- Delightful Gardens to both Front & Rear
- Garage and Driveway
- Sitting Room, Kitchen/Dining Room, WC
- Master Bedroom with En-suite Shower Room
- Three Further Bedrooms, Family Bathroom
- 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 (from 37 minutes), Charing Cross, Victoria, Maidstone and Ashford, is approximately 0.7 miles away.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 4.5 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 7 miles away.

Bluewater Shopping Centre is approximately 14 miles away.

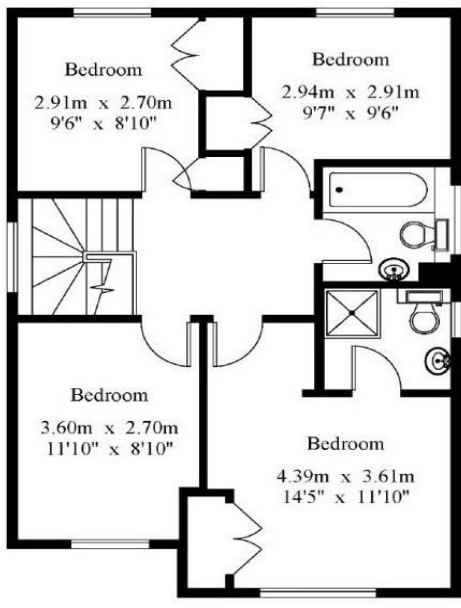
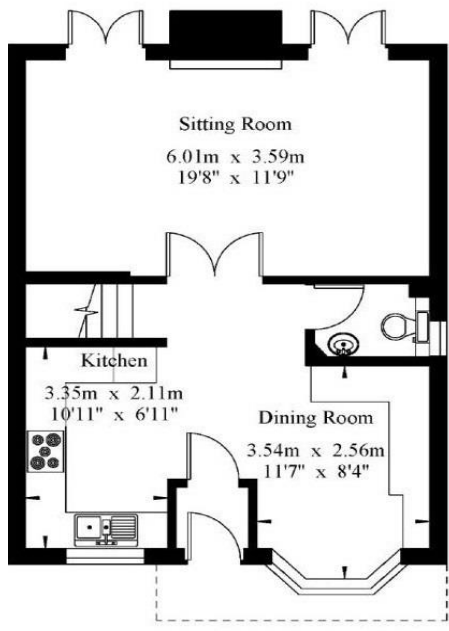
The M26 and the M20 can both be accessed within approximately 2.3 miles.



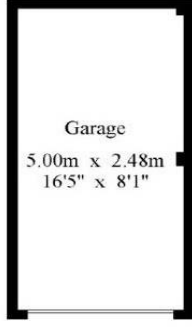
A well-presented modern detached house with pleasant far-reaching views over King Georges Field towards the North Downs, delightful gardens to both front and rear, driveway and garage, located in a tucked away position at the end of a cul-de-sac.







Energy Efficiency Rating		Current	Potential
Not energy efficient - lower running costs			
65-77	A		
55-64	B		
45-54	C		
35-44	D		
25-34	E		
15-24	F		
1-14	G		
Not energy efficient - higher running costs			
		63	71
England & Wales		EU Directive 2002/91/EC	



House - Gross Internal Area : 109.3 sq.m (1176 sq.ft.)
Garage - Gross Internal Area : 12.4 sq.m (133 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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If you need get in touch, please contact me on **07429 483 423** or email **jonathan.hall@exp.uk.com**

