



JONATHAN HALL

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Long Mill Lane, Platt, Sevenoaks, Kent, TN15 8LG

Price Range: £375,000 to £400,000

jonathanhall.exp.uk.com



Accommodation

Ground floor: kitchen/breakfast room with a lovely Shaker style fitted kitchen comprising wall and base cupboards and drawers, solid wood worktops, butler sink with mixer tap, gas hob with extractor hood above, built-in oven, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer, breakfast bar, stairs to first floor with cupboard below and door to rear garden; sitting/dining room with wood burning stove, exposed beams, French doors to rear garden; and bathroom with bath, washbasin and WC.

First floor: landing with exposed beams; bedroom one with fitted shelf and clothes rail to both chimney recesses; and bedroom two with built-in cupboard and loft hatch.

Outside

Front garden with gravelled driveway for small/medium sized car, flower bed steps and path to the entrance door, and side gate to the rear garden. The pleasant rear garden has decking adjacent to the rear of the cottage and steps up to a lawn with borders stocked with plants and shrubs, storeroom attached to the rear of the cottage and a shed.

Agents Note

The property is freehold, in council tax band D and benefits from double glazed windows, gas central heating, mains gas, mains electrics, mains water and mains drains.

A beautifully presented and charming semi-detached character cottage with a small front garden, driveway, pleasant rear garden with storeroom and shed, kitchen/breakfast room, sitting/dining room, bathroom and two bedrooms. Located in the sought-after village of St Mary's Platt with its popular primary school, pub, church, village hall, two parks, allotments, and lovely countryside; and only approximately 0.8 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.

Summary

- Charming Semi-Detached Character Cottage
- Beautifully Presented Accommodation
- Small Front Garden with Driveway
- Pleasant Rear Garden
- Highly Sought-After Village
- Sitting/Dining Room, Kitchen/Breakfast Room
- Two Bedrooms, Bathroom
- Period Features
- Gas Central Heating & Double Glazing
- 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 0.8 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.

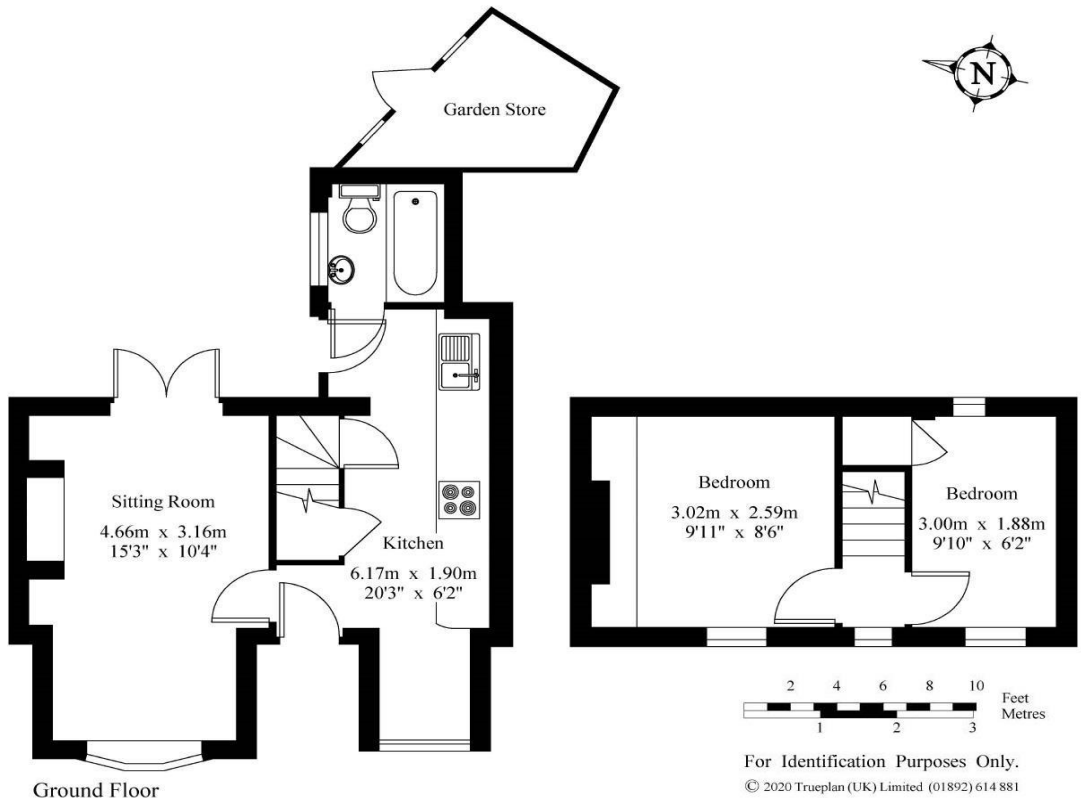
Bluewater Shopping Centre is approximately 14 miles away.

The M26 and the M20 can both be accessed within approximately 2.5 miles.



A beautifully presented and charming semi-detached character cottage with a driveway and pleasant rear garden; located in the sought-after village of St Mary's Platt.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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If you need get in touch, please contact me on
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