



# JONATHAN HALL

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Isles Quarry Road, Borough Green, Sevenoaks, Kent, TN15 8FP

Price Range £450,000 - £475,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)





An attractive and superbly presented detached house built in 2016 with a car barn, parking space, south-easterly facing rear garden, NO ONWARD CHAIN, recent redecoration throughout, sitting room, kitchen, with a new oven, open-plan to dining room, cloakroom, principal bedroom with en-suite shower room, two further bedrooms and family bathroom. Located on the sought-after Hazelbourne development in the popular village of Borough Green with its wide range of amenities, including a mainline station with services to London Bridge (from 37 minutes), Charing Cross and Victoria.

## Summary

- Attractive Detached House
- Remainder of 10-Year New Built Warranty
- Superbly Presented Accommodation
- Sitting Room, Kitchen/Dining Room, WC
- Bedroom One with En-suite Shower Room
- Two Further Bedrooms, Family Bathroom
- Parking Space & Car Barn
- South-Easterly Facing Rear Garden
- Popular Village With Wide Range Of Amenities
- Station Serving London Bridge from 37 Mins

## Accommodation

Ground floor: entrance hall with built-in cupboard and open-plan to dining room; cloakroom with WC and washbasin; dual-aspect sitting room; dining room with French doors to rear, stairs to first floor and open-plan to kitchen, fitted with modern high-gloss fronted wall and base cupboards and drawers, laminate worktops, sink with mixer tap, four burner gas hob with extractor hood above, new built-in oven, integrated fridge/freezer and integrated washing machine.

First floor: landing; principal bedroom with walk-in wardrobe, en-suite shower room with shower, WC and washbasin; two further bedrooms and a family bathroom with bath with mixer tap and shower spray, WC and washbasin.

## Outside

There is a parking space, a car barn, a small front garden with gravelled beds and a path to the entrance door; and a south-easterly facing rear garden with a paved patio leading to the rest of the garden and a tree.

## Agents Note

The property is freehold, is in council tax band E and benefits from the remainder of a 10-year NHBC new build warranty, double glazing, gas central heating, mains gas, mains electric, mains water and mains drainage. The vendor informs us the service charge for 2025 is approximately £438, which covers the maintenance of the communal areas of the estate, including a small toddler's playground and a separate children's playground both for the use of the residents of the development.







## Location

The popular village of Borough Green benefits from a wide range of amenities including a variety of shops, restaurants, takeaways, pub, bar, cafe, coffee shops, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with playground, tennis courts and basketball court; skate park, football pitches, bowls club, and railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford.

Three historic picturesque villages, St Mary's Platt, Wrotham and Ightham, surround the village of Borough Green, all of which have at least one pub, church, primary school and park.



The popular historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 6 miles away.

The popular 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 6.3 miles away.

Bluewater Shopping Centre is approximately 14 miles away.

The M26 and the M20 can both be accessed within approximately 3 miles.

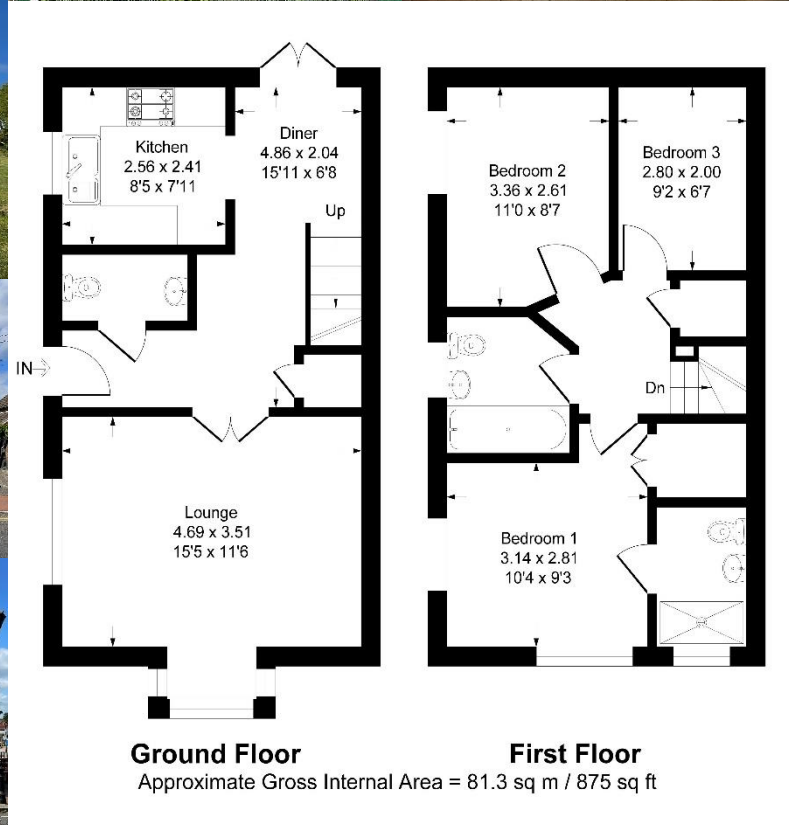


*"An attractive and superbly presented three bedroom detached house with car barn, parking space, south-easterly facing rear garden and no onward chain; located in the sought-after Hazelbourne Development in the popular village of Borough Green"*

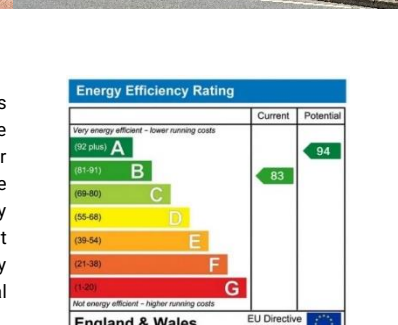
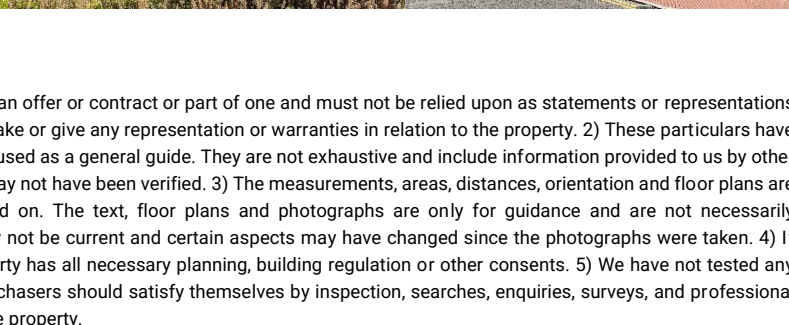








1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith 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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