



JONATHAN HALL

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Eaglestone Close, Borough Green, Sevenoaks, Kent, TN15 8EL

Guide Price: £550,000

jonathanhall.exp.uk.com



A detached house with a southerly facing pleasant rear garden, front garden, driveway, garage, no onward chain, a spacious sitting/dining room, kitchen, WC, principal bedroom with en-suite shower room, three additional bedrooms and a family bathroom. Located in a sought-after cul-de-sac in the popular village of Borough Green with its wide range of local amenities including railway station with services to London Bridge (from 37 minutes).

Summary

- Detached House
- Sought-After Cul-De-Sac
- Front Garden, Southerly Facing Rear Garden
- Sitting/Dining Room, Kitchen, Cloakroom
- Principal Bedroom with Ensuite Shower Room
- Three Further Bedrooms & Family Bathroom
- Popular Village with Wide Range of Amenities
- Station with Services to London from 37 Mins
- Garage and Driveway
- NO ONWARD CHAIN

Accommodation

Ground floor: entrance porch, entrance hall with stairs to first floor; cloakroom with WC and wash basin; sitting/dining room with bi-fold doors to garden access; kitchen with wall and base cupboards and drawers, laminate worktops, built-in oven, hob and extractor hood above, spaces for fridge and washing machine and door to garden.

First floor: landing with loft access; principal bedroom with a range of fitted wardrobes and cupboards and an en-suite shower room with shower cubicle, WC and washbasin; bedroom two, bedroom three, bedroom four; and a family bathroom with bath, WC and washbasin.

Outside

There is a front garden with a small lawn and beds stocked with plants and shrubs, side access to the rear garden, and a paved driveway leading to the garage with an up-and-over door to the front, and a personal door leading to the rear garden. There is a pleasant southerly facing rear garden, measuring approximately 23ft x 33ft, with a block paved patio leading to a lawn, flowering plants, and shrubs.

Agents Note

The property is freehold and in council tax band E, and it benefits from double glazing, gas central heating, mains gas, mains electric, mains water and mains drainage.





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 Igtham, surround the village of Borough Green, all of which have at least one pub, church, primary school and park.



Grange Park school and Wrotham secondary school, which is currently being rebuilt and due to be completed next year, are both within 0.5 miles.

The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5.5 miles away.

The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational schools, including Grammar schools and the renowned Sevenoaks 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 miles.

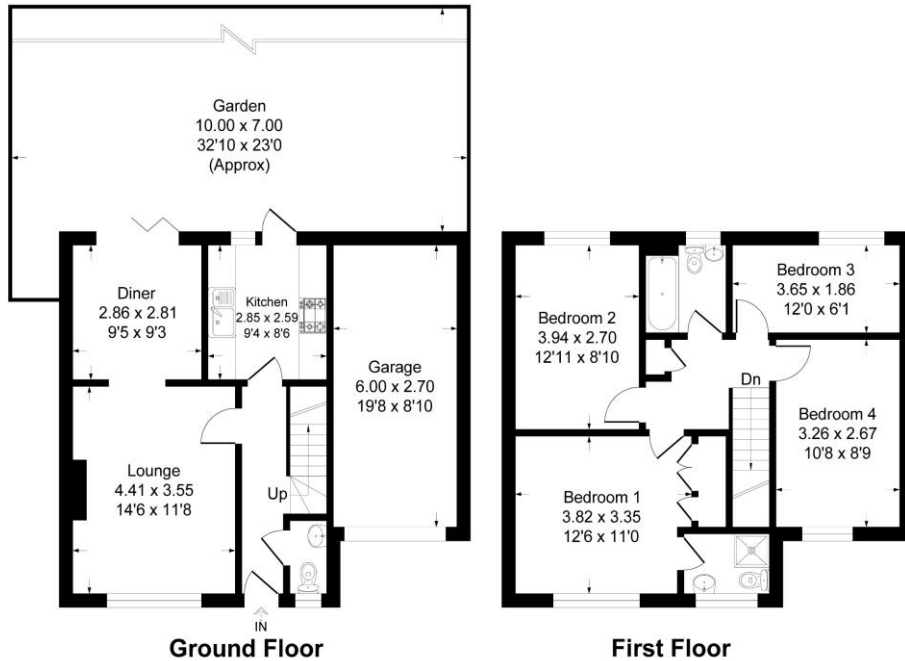


A four bedroom detached house with southerly facing rear garden, front garden, driveway, garage and no onward chain; located in a sought-after cul-de-sac in the popular village of Borough Green.





Approximate Gross Internal Area = 99.4 sq m / 1071 sq ft
 Approximate Garage Internal Area = 16.2 sq m / 174 sq ft
 Approximate Total Internal Area = 115.6 sq m / 1245 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(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
 07429 483 423 or email jonathan.hall@exp.uk.com

