



JONATHAN HALL

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Grange Road, Platt, Sevenoaks, Kent TN15 8LD

Price Range: £425,000 to £450,000

jonathanhall.exp.uk.com



A charming detached cottage with driveway for two cars, gardens to both front and rear, a detached studio/home office, a spacious sitting room, a conservatory/dining room, kitchen, cloakroom, two bedrooms, bathroom, and NO ONWARD CHAIN. Located in the highly sought-after village of St Mary's Platt with its local amenities; and only approximately 1 mile 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 Detached Cottage
- Driveway for Two Cars
- Gardens to Front & Rear
- Detached Studio/Office
- In the Sought-After Village of St Mary's Platt
- Sitting Room, Kitchen, Cloakroom
- Conservatory/Dining Room
- Two Bedrooms & Bathroom
- No Onward Chain
- Local Station (Trains to London from 37 Mins)

Accommodation

Ground floor: entrance hall with staircase to first floor with cupboard below, built-in cupboard housing gas combi-boiler (installed in 2021); cloakroom with WC and washbasin; sitting room with fireplace with coal effect gas fire and wall mounted heater connected to an air heat source pump; and conservatory/dining room with door to the rear courtyard garden; kitchen fitted with wall and base cupboards and drawers, laminate worktops, electric hob with cooker hood above, built-in oven, washing machine, tumble dryer, fridge/freezer.

First floor: landing; main bedroom with walk-in wardrobe and fitted drawers; bedroom two; and bathroom with WC, bath with shower above and shower screen and washbasin.

Outside

The property has a driveway for two cars and the vendor informs us they have access over the neighbours driveway. Wall with a gate leading to the garden. The pleasant front garden is laid to stone chippings, two raised beds, a tree, shrubs including a wisteria, a brick-built studio/home office with double glazed windows and French doors and a tiled floor; and side access leading to a small courtyard garden to the rear.

Agents Note

The property is freehold and is in council tax band D. It benefits from double glazing and gas central heating, and mains gas, electrics, water and drainage.

The vendors have planning permission for the removal of existing conservatory and replace with a single storey extension to the South. Extending the kitchen and dining areas and providing additional ground floor accommodation. To include a rooftop terrace above part of the new extension. T&M Planning Reference No: 23/02045/FL.





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, 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 1 mile away.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 4.2 miles away.

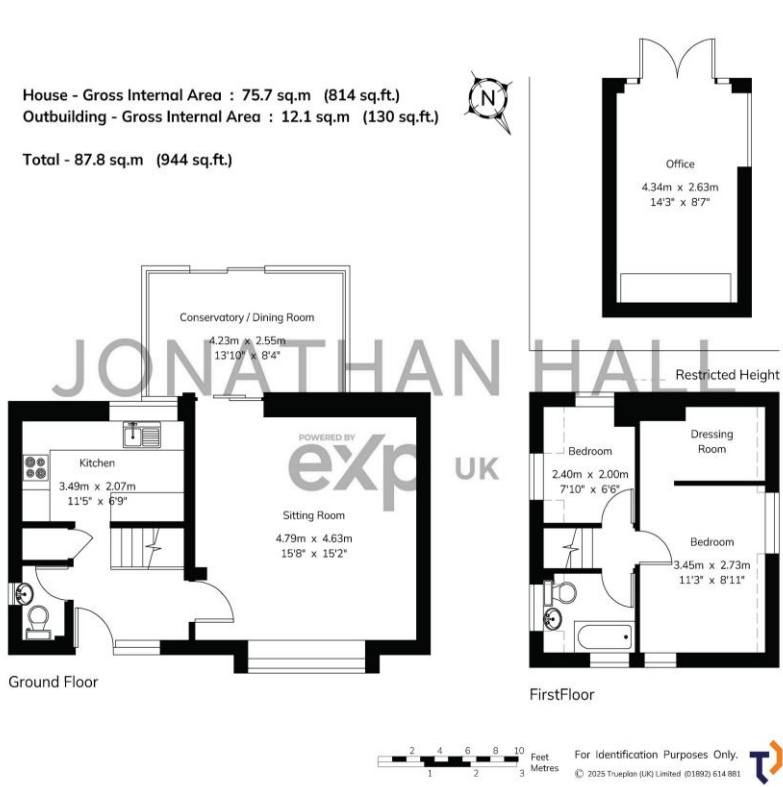
The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7.2 miles away.

The M26 and the M20 can both be accessed within approximately 2.2 miles.



A charming detached cottage with driveway for two cars, studio/home office, gardens to front and rear, and no chain; located in the sought-after village of St Marys 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+)		
A		
(81-91)		
B		
(69-80)		
C		
(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
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