



# JONATHAN HALL

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Tolsey Mead, Borough Green, Sevenoaks, Kent, TN15 8EQ

Price Range: £450,000 - £460,000

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A well-presented link-detached house with superb rural views over fields towards the North Downs, an approximately 41ft rear garden, front garden, driveway, garage, sitting room kitchen/dining room, conservatory, WC, three bedrooms and a 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

- Well-Presented Link-Detached House
- Superb Rural Views towards the North Downs
- Sought-After Cul-De-Sac
- Approximately 41ft Rear Garden
- Front Garden, Driveway & Garage
- Sitting Room & Kitchen/Dining Room
- Conservatory & Cloakroom
- Three Bedrooms & Bathroom
- Popular Village with Wide Range of Amenities
- Station with Services to London from 37 Mins

## Accommodation

Ground floor: entrance porch, entrance hall with stairs to first floor; cloakroom with WC and washbasin; sitting room; kitchen/dining room with wall and base cupboards and drawers, laminate worktops, built-in oven with hob and cooker hood above, spaces for washing machine and tumble dryer; and conservatory with door leading to the rear garden.

First floor: landing with hatch to loft; bedroom one with superb rural views to the North Downs; bedroom two with built-in wardrobe, bedroom three with superb rural views to the North Downs; and bathroom with a bath with shower spray and shower screen, WC and washbasin.

## Outside

Front garden with bed stocked with flowering plants and shrubs, path to entrance door; driveway and attached garage with an up-and-over door to front, power, light, gas fired boiler and door to the rear garden. The pleasant rear garden is approximately 41ft and is mainly paved patio with a raised pond, beds with flowering plants and shrubs, tree, greenhouse and shed.

## Agents Note

The property is freehold and in council tax band E, and it benefits from double glazing, gas central heating, and mains gas, electric, water and 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 Ightham, 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 well-presented link-detached house with stunning rural views towards the North Downs, conservatory, front garden, driveway, garage and rear garden; located in a sought-after cul-de-sac 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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