



JONATHAN HALL

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Durlings Orchard, Borough Green Road, Ightham, Sevenoaks TN15 9HW

Price Range: £550,000 to £575,000

jonathanhall.exp.uk.com



A modern and spacious mid-terraced house, with a driveway, garage, rear garden, sitting/dining room, kitchen/breakfast room, conservatory, cloakroom, principal bedroom with en-suite shower room, two further bedrooms, family bathroom and NO ONWARD CHAIN. Located close to the heart of the highly sought-after picturesque and historic village of Ightham, with its popular Ofsted 'Outstanding' primary school, farm shop, coffee shop, recreation ground with children's play area, cricket club, pub/restaurant, church and village hall. Borough Green, with its wide range of amenities, including a railway station (with services to London from 37 minutes), is approximately 0.6 miles mile away.

Summary

- Modern & Spacious Mid-Terrace House
- Located Close to Heart of Sought-After Village
- 0.7 Miles to Outstanding Primary School
- 0.9 miles to Station (from 37 mins to London)
- Sitting/Dining Room, Kitchen Breakfast Room
- Conservatory, Cloakroom
- 3 Bedrooms, En-suite Shower Rm & Bathroom
- Driveway & Integral Garage
- Front & Rear Gardens
- No Onward Chain

Accommodation

Ground floor: entrance hall with staircase to the first floor and double doors to sitting/dining room; cloakroom with WC and washbasin; sitting/dining room with two sets of French doors leading to the conservatory; conservatory with French doors to the rear garden; kitchen/breakfast room with bay window to front and fitted with a range of wall and base cupboards and drawers, laminate worktops, sink, gas hob with a cooker hood above, built-in double oven, and spaces for washing and fridge/freezer.

First floor: landing with built-in cupboard; principal bedroom with built-in wardrobes and an en-suite shower room with shower, washbasin and WC; bedroom two with built-in wardrobes; bedroom three and a family bathroom with a bath, washbasin and WC.

Outside

Front garden with beds stocked with flowering plants and shrubs, and a block-paved driveway leading to the garage, with double doors to the front, and the entrance door. Pleasant rear garden which has a paved patio leading to a lawn, beds stocked with flowering plants and shrubs, and a shed.

Agents Note

The property is freehold and is in council tax F, and has foam loft insulation, double glazing, gas-fired central heating, mains gas, electricity, water and drainage; and NO ONWARD CHAIN.





Location

The property is situated close to the heart of the highly sought-after picturesque and historic village of Ightham, with its popular Ofsted 'Outstanding' Ightham Primary School, the George & Dragon pub/restaurant, village shop, recreation ground with children's play area, cricket club, village hall and St Peters Church.

The popular village of Borough Green, with its wide range of local amenities including a variety of shops, restaurants, cafe, two coffee shops, takeaways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford, is approximately 0.6 miles away.



The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private schools, including two Grammar schools and the renowned Sevenoaks School, and mainline station with services to London Bridge (from 23 minutes), is approximately 5.5 miles away.

Bluewater Shopping Centre is approximately 13.5 miles away.

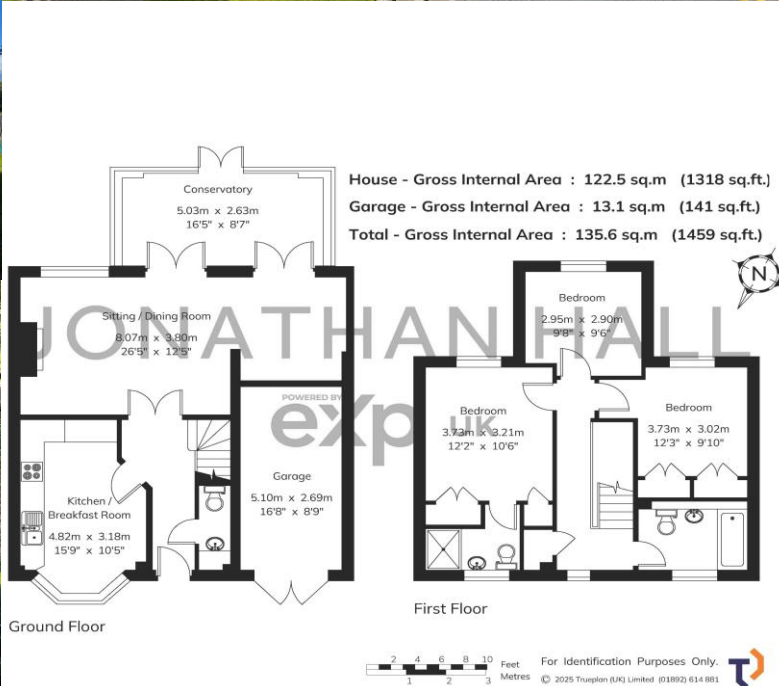
The M26 and the M20 can both be accessed within 3 miles.



A modern and spacious mid-terraced house, with a driveway, garage, rear garden, and no onward chain; located in the heart of the highly sought-after picturesque historic village of Ightham.







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 regulations 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		
Less energy efficient - lower running costs	Current	Potential
A (92-100)		82
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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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