



JONATHAN HALL

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Minters Orchard, Platt, Sevenoaks, Kent, TN15 8JQ

Price Range: £620,000 - £650,000

jonathanhall.exp.uk.com



A well-presented detached house with a southerly facing rear garden, sitting room, dining room, kitchen/breakfast room, cloakroom, principal bedroom with ensuite shower room, three further bedrooms, bathroom, driveway, double garage (half of which the current owner uses as a study). Located in the highly sought-after village of St Mary's Platt with its local amenities, and only approximately 0.7 miles 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 37 minutes.

Summary

- Well-Presented Detached House
- Situated in a Popular Cul-De-Sac
- In the Sought-After Village of St Mary's Platt
- Southerly Rear Garden
- Driveway & Double Garage (half used as study)
- Sitting Room, Dining Room
- Kitchen/Breakfast Room, Cloakroom
- Principal Bedroom with En-suite Shower Room
- Three Further Bedrooms, Family Bathroom
- Local Station (Trains to London from 37 Mins)

Accommodation

Ground floor: entrance hall with stairs to first floor with understairs cupboard; cloakroom with WC and washbasin sitting room with an exposed brick fireplace and French doors leading to the rear garden, dining room; kitchen/breakfast room fitted with a range of wall and base cupboards and drawers, laminate worktops, hob with cooker hood above, built-in double oven, integrated fridge and integrated freezer; and room in former double garage which our clients use as a study and a utility area with space for washing machine and tumble dryer; and there is a door to the garage.

First floor: landing; principal bedroom with built-in wardrobes and an en-suite shower room with shower, washbasin and WC; three further bedrooms, all with built-in wardrobes/cupboards; family bathroom comprising panelled bath, washbasin and WC.

Outside

Front garden with a lawn, beds stocked with flowering plants, a tree, side access to rear garden and a driveway for two cars leading to a double garage (half of which being used by the current owner as a study) with an up-and-over door to the front and a door leading to the rear garden. There is a pleasant south-facing garden with a paved patio leading to a lawn, beds stocked with plants and shrubs, and sheds on both sides of the property.

Agents Note

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





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 0.7 miles away.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 4.5 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 miles away.

Bluewater Shopping Centre is approximately 14 miles away.

The M26 and the M20 can both be accessed within approximately 2.3 miles.



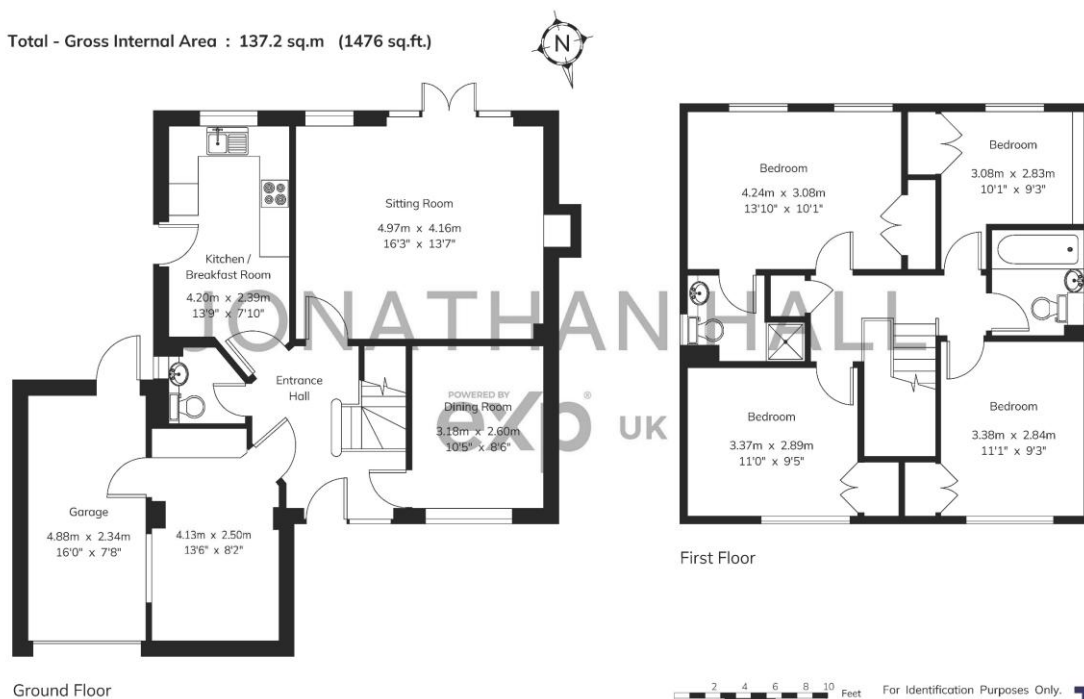
A well-presented four bedroom detached house, with a pleasant southerly facing rear garden, driveway and garage; located in a popular cul-de-sac in the highly sought-after village of St Mary's Platt.







Total - Gross Internal Area : 137.2 sq.m (1476 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		
A (93-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		

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