



JONATHAN HALL

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Willow Mews, Grange Road, Platt, Sevenoaks, Kent, TN15 8NS

Price Range £500,000 to £550,000

jonathanhall.exp.uk.com



An attractive, modern and superbly presented house with a delightful westerly facing rear garden, garage and driveway for two cars, sitting/dining room, stunning kitchen, cloakroom, three bedrooms and a lovely bathroom. Located in a popular cul-de-sac close to the heart of the highly sought-after village of St Mary's Platt with its popular primary school, pub, church, village hall, two parks, allotments, and lovely countryside; and only approximately one 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

- Attractive & Superbly Presented House
- Delightful Westerly Facing Rear Garden
- Front Garden, Garage & Driveway for 2 Cars
- Popular Cul-de-sac
- Highly Sought After Village
- Sitting/Dining Room & Cloakroom
- Stunning Kitchen
- Three Bedrooms & Family Bathroom
- Double Glazing & Gas Central Heating
- Local Station (Trains to London from 37 Mins)

Accommodation

Ground floor: entrance hall with stairs to first floor; cloakroom with WC and washbasin; sitting/dining room with French doors leading to the garden; kitchen fitted with contemporary high-gloss wall and base cupboards and drawers, worktops, sink with mixer tap, hob with extractor hood above, built-in double oven, built-in microwave, built-in wine-cooler, integrated dishwasher, integrated washing machine and integrated fridge/freezer.

First floor: landing; bedroom one with fitted wardrobe; bedroom two with fitted wardrobe; bedroom three; and a stunning bathroom fitted with a bath and shower above with glass shower screen, wash basin, WC, heated towel-rail radiator.

Outside

Front garden with lawn and beds stocked with plants and shrubs, a block-paved driveway for two cars with electric vehicle charger, garage with an up-and-over door to the front, door to the rear garden and a hatch to a boarded loft which potentially could be converted into another bedroom subject to complying with planning and building regulations, and a path to the entrance door. Beautifully landscaped rear garden with decking adjacent to the rear of the property, and a paved patio leading to an artificial lawn with raised beds stocked with flowering plants and shrubs.

Agents Note

The property is freehold, in council tax band E and benefits from double glazed windows, gas central heating, mains gas, mains electrics, mains water and mains drains. Our vendors informs us there is an annual service charge of £681.25 for the maintenance of the road and communal areas, sky dish and TV aerial; and insurance.





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, tea room, 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, 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 7.4 miles away.

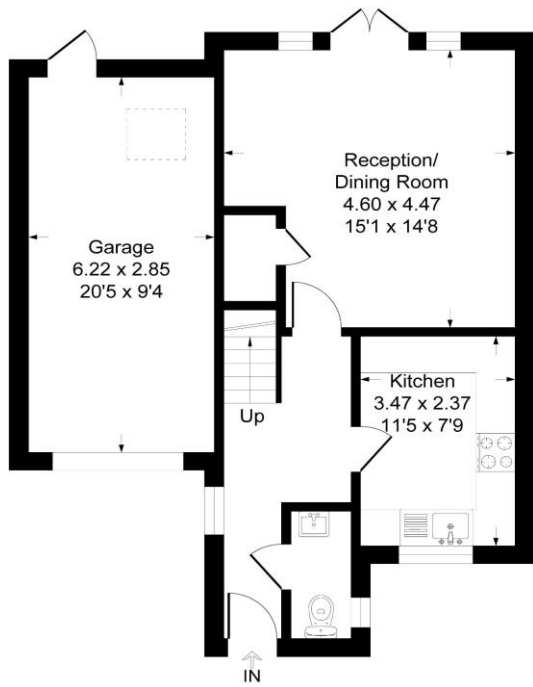
Bluewater Shopping Centre is approximately 14.3 miles away.

The M26 and the M20 can both be accessed within approximately 2.5 miles.

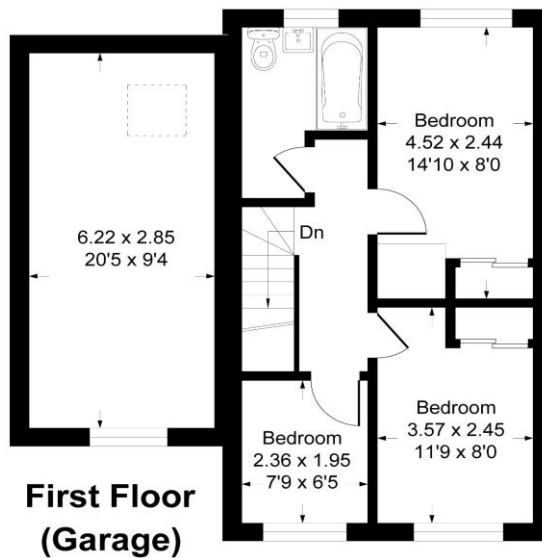


An attractive, modern and superbly presented house with a delightful westerly facing rear garden, driveway for two cars and garage; located in a popular cul-de-sac close to the heart of the sought-after village of St Mary's Platt.





Ground Floor



First Floor

Approximate Gross Internal Area = 112.8 sq m / 1215 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 (92 plus)		
B (81-91)		89
C (69-80)		76
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
07429 483 423 or email **jonathan.hall@exp.uk.com**

