



JONATHAN HALL

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Annetts Hall, Borough Green, Sevenoaks, Kent, TN15 8DZ

Price £2,000 PCM

jonathanhall.exp.uk.com



A well-presented and deceptively spacious extended and refurbished semi-detached house with a lovely low-maintenance landscaped rear garden, front garden with driveway, sitting room, a stunning kitchen/dining/family room, utility room, modern shower room, three bedrooms, bathroom and separate WC. Located in a no-through road in the popular village of Borough Green with its wide range of local amenities including a railway station with services to London Bridge (from 37 minutes).

Summary

- Well-Presented, Spacious & Refurbished Semi
- Low-Maintenance Landscaped Rear Garden
- Front Garden with Driveway
- No Through Road
- Stunning Kitchen/Dining/Family Room
- Sitting Room, Utility Room, Shower Room
- Three Bedrooms, Bathroom & Separate WC
- Double Glazing & Gas Central Heating
- Popular Village with Wide Range of Amenities
- Station with Services to London from 37 Mins

Accommodation

Ground floor: entrance hall with stairs to first floor; sitting room with a contemporary electric fire; recessed TV, built-in display alcoves; a stunning kitchen/dining/family room with a contemporary fitted kitchen with wall and base cupboards, quartz worktops, induction hob with a downdraft extractor fan, built-in double oven, large fridge freezer, under-floor heating, a roof lantern, bifold-doors to the rear garden and door to side passage leading to the garden; utility room with wall and base cupboards, worktop, washing machine and tumble dryer; and a tiled shower room with a walk-in shower, WC and washbasin.

First floor: landing with hatch to loft; bedroom one with fitted wardrobes and cupboards; bedroom two, bedroom three, bathroom with a bath with shower spray and washbasin; and a separate WC with a WC and washbasin.

Outside

Front garden with fences to both sides and front, a large block-paved driveway and side gate leading to a lovely low-maintenance rear garden with an artificial lawn, and a gate and steps leading up to a large paved patio and shed.

Agents Note

Local Authority: Tonbridge & Malling District Council.
Council Tax Band: D.
Services: mains gas, electricity, water and drains.
Double glazing & gas central heating.
All utility bills are in addition to the rent.
Available: Early June 2025.
Holding Deposit if unfurnished: £462 (one week's rent).
Deposit Payable if unfurnished: £2,307 (five weeks' rent), however, the holding deposit contributes to this.
Minimum Term: 12 months.
Rent must be paid monthly in advance.
Check the website for additional information on tenants' fees.





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 Igtham, 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.



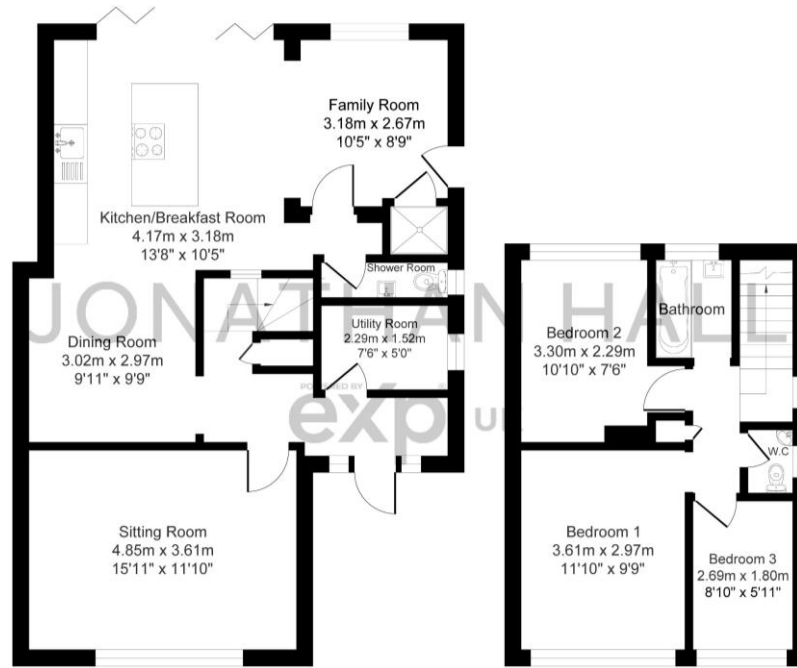
A well-presented and deceptively spacious extended and refurbished semi-detached house with a stunning kitchen/dining/family room, driveway, and rear garden; located in a no-through-road in the popular village of Borough Green.







House - Gross Internal Area : 107.0 sq.m (1152 sq.ft.)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(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
07429 483 423 or email jonathan.hall@exp.uk.com

