



JONATHAN HALL

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Upper Spring Lane, Ightham, Sevenoaks, Kent, TN15 9DP

Price Range: £650,000 - £700,000

jonathanhall.exp.uk.com



An attractive 1930s semi-detached house with potential to further extend (subject to planning), a large block-paved driveway, garage and a delightful westerly facing rear garden, backing onto Oldbury Woods. Located in a popular private cul-de-sac in the highly sought-after historic and picturesque village of Igtham with its 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 1.8 miles away.

Summary

- An Attractive 1930s Semi-Detached House
- Potential to Extend Further (STP)
- Delightful Westerly Facing Garden
- Backing onto Oldbury Woods
- Large Paved Driveway & Garage
- Sitting Room Open-Plan to Dining Room
- Kitchen, Breakfast Room & Shower Room
- Three Bedrooms & Bathroom
- Sought-After Picturesque Village of Igtham
- Local Station (Trains to London from 37 Mins)

Accommodation

Ground floor: entrance hall with stairs to first floor with built-in cupboard below; a spacious sitting room with bay window and coal effect gas fire, open-plan to dining room with double doors leading to the breakfast room with French doors to the rear garden and open-plan to kitchen with fitted wall and base cupboards, drawers, worktops, sink, five burner gas hob with cooker hood above, built-in double oven, and spaces for washing machine and fridge/freezer; and shower room with shower cubicle, washbasin and WC.

First floor: landing; bedroom one with bay window to front and a range of fitted wardrobes/cupboards; bedroom two with delightful views over garden to Oldbury Woods; bedroom three, and bathroom with bath with shower above and folding shower screen, washbasin, WC and towel-rail radiator.

Outside

To the front is a lovely garden with a lawn, beds stocked with flowering plants and shrubs, a large block-paved driveway leading to a garage with a door to the front, power, light and a door to the rear garden. To the rear of the house is a delightful westerly facing garden with a block-paved patio leading to a lawn and beds stocked with flowering plants, shrubs and trees, and a further paved patio and large shed at the rear of the garden.

Agents Note

The property is freehold and in council tax band E, and has foam loft insulation, double glazing, gas central heating, ultra-fast full fibre broadband, and mains gas, electricity, water and drainage.





Location

The highly sought-after picturesque and historic village of Ightham benefits from the Ofsted 'Outstanding' Ightham Primary School, the George & Dragon pub/restaurant, coffee shop, farm shop, recreation ground with a children's playground, village hall and St Peter's 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 1.8 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 miles away.

The popular historic towns of Tonbridge and West Malling are both approximately 7 miles away.

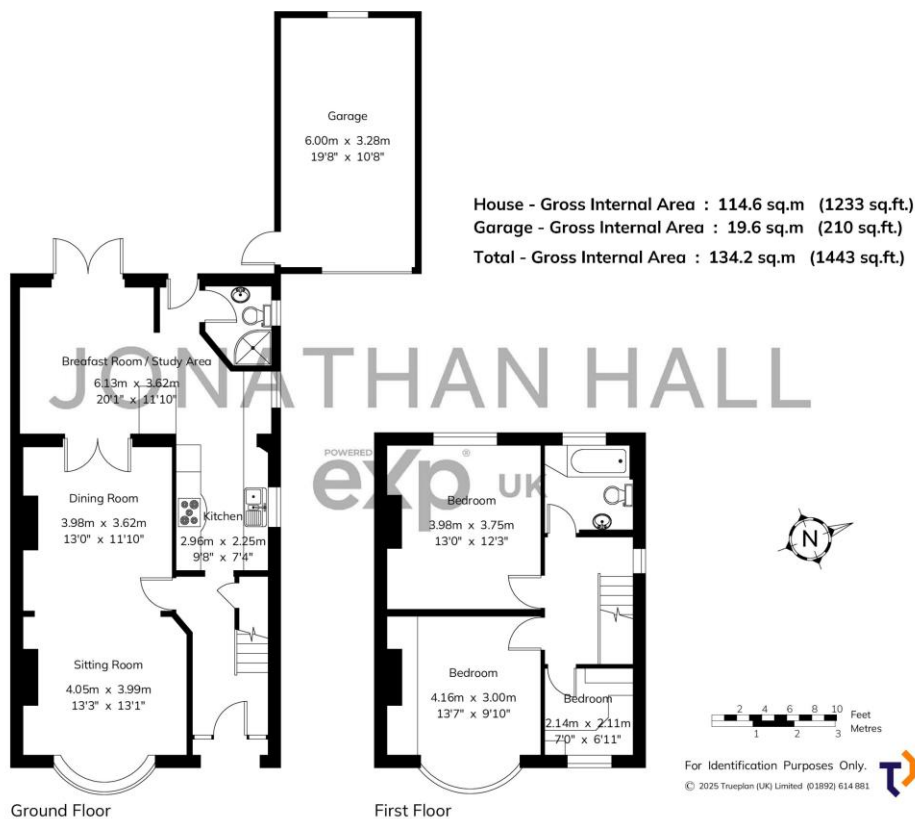
The M26 and the M20 can both be accessed within 4 miles.



An attractive 1930s semi-detached house with potential to further extend (STP), a large driveway, garage and a delightful westerly rear garden, backing onto Oldbury Woods; in a popular cul-de-sac in the sought-after 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 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		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(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
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