



JONATHAN HALL

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Grange Road, Platt, Sevenoaks, Kent, TN15 8ND

Price Range: £700,000 - £750,000

jonathanhall.exp.uk.com



A well-presented detached chalet style home with a westerly facing garden, two courtyards, driveway, double garage, a spacious sitting room, dining room, study, kitchen, four double bedrooms, shower room and bathroom. Located in the sought-after village of St Marys Platt with its popular school, church, pub and two parks, and Borough Green with its wide range of local amenities, including a railway station with services to London Bridge (from 37 minutes), is only one mile away.

Summary

- Detached Chalet Style Home
- Heart of Sought-After Village
- Popular Village School, Church, Pub & Parks
- Westerly Facing Garden and Two Courtyards
- Double Garage & Driveway
- Sitting Room, Dining Room, Study & Kitchen
- Two Ground Floor Bedrooms & Shower Room
- Two First Floor Bedrooms & Bathroom
- One Mile to the village of Borough Green
- Local Station (London Bridge from 37 Mins)

Accommodation

Ground floor: entrance porch, entrance hall with stairs to first floor and built-in cupboard below; sitting room with a fireplace with a log effect gas fire, French doors to the garden and bifold doors to the dining room with an archway to the kitchen fitted with wall and base cupboards and drawers, laminate worktops, gas hob with cooker hood above, built-in oven, spaces for fridge/freezer, dishwasher and washing machine; study with fitted cupboards; two double bedrooms and shower room with shower cubicle, WC and washbasin.

First floor: landing with study area and dormer window; two double bedrooms both which are triple aspect with two skylights and dormer windows, and bathroom with bath, WC and washbasin.

Outside

There are two secluded paved courtyards to the front both with side access to the westerly facing rear garden with a paved area, a decked area, borders stocked with a variety of flowering plants and shrubs and a gate to a driveway, accessed from Long Mill Lane, and a double garage with two up-and-over doors and a personal door to the side, power and light.

Agents Note

The property is freehold and in council tax band G, and it benefits from double glazing, gas central heating, and mains gas, electricity, 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.

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 only 1 mile away.



The historic market town of West Malling, with its range of shopping and leisure facilities and mainline station, is approximately 4 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.

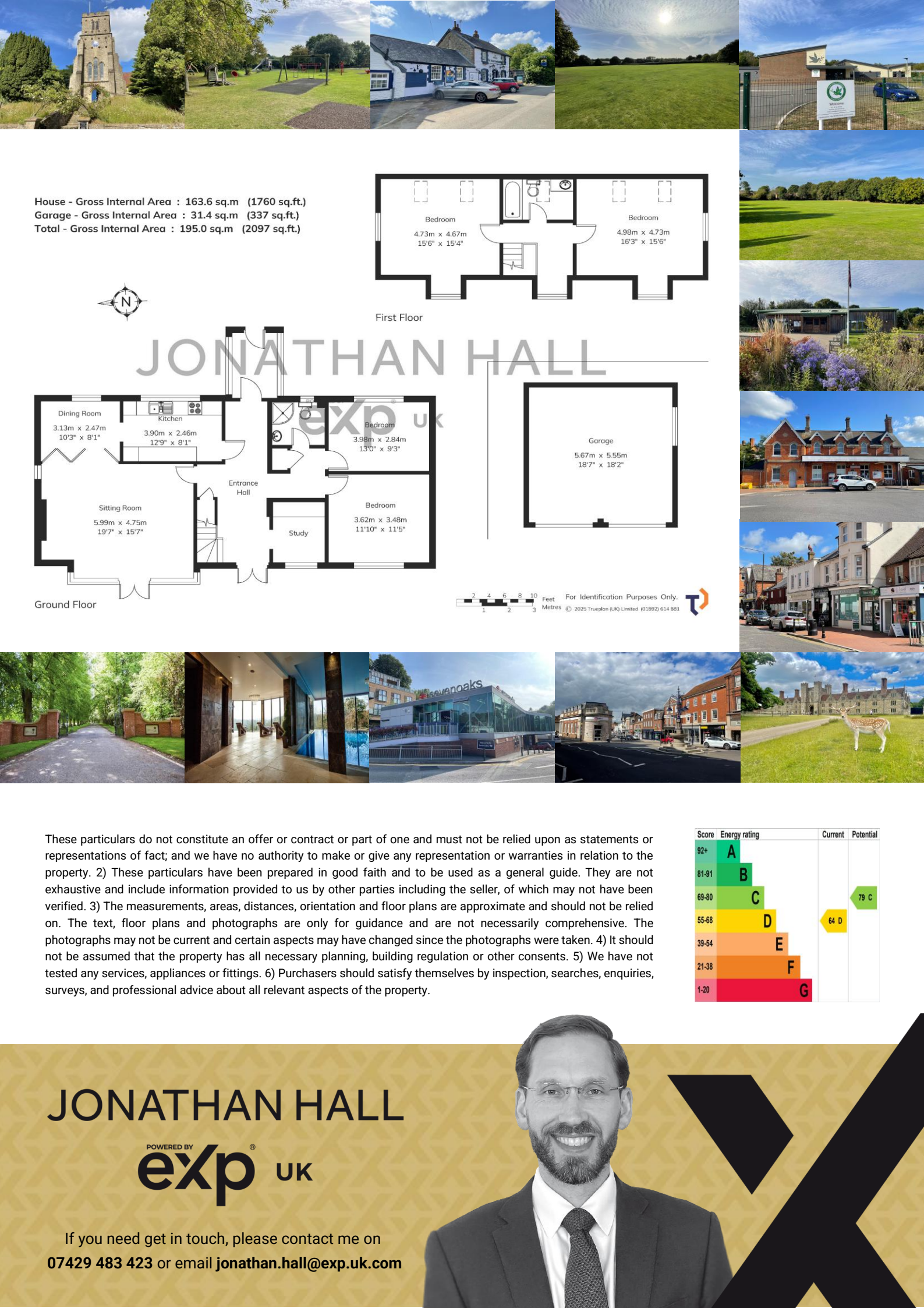
The M26 and the M20 can both be accessed within approximately 2.3 miles.



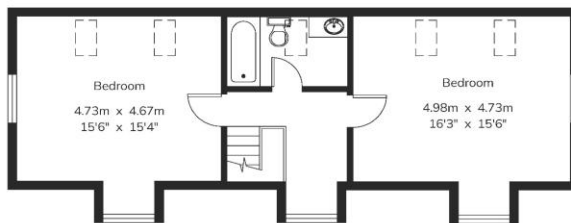
A well-presented detached chalet style home with a westerly facing garden, two courtyards, driveway and double garage; located in the heart of the sought-after village of St Mary's Platt



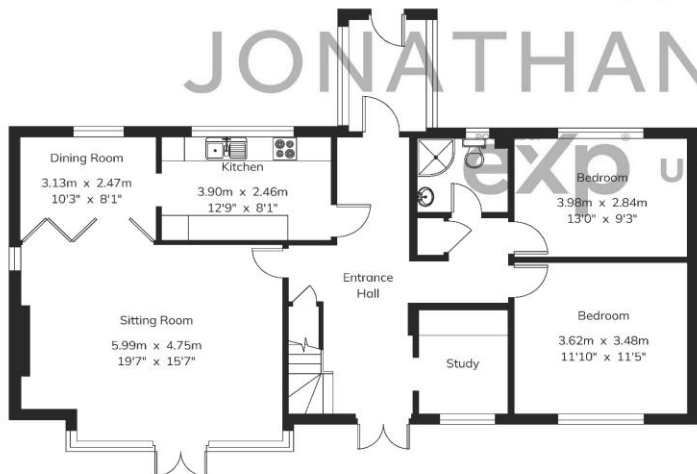




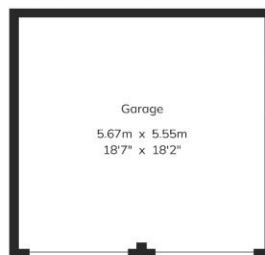
House - Gross Internal Area : 163.6 sq.m (1760 sq.ft.)
Garage - Gross Internal Area : 31.4 sq.m (337 sq.ft.)
Total - Gross Internal Area : 195.0 sq.m (2097 sq.ft.)



First Floor



Ground Floor



Garage

2 4 6 8 10 Feet
1 2 3 Metres
For Identification Purposes Only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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