



JONATHAN HALL

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Nisbett Drive, Borough Green, Sevenoaks, Kent, TN15 8FR

Offers Over: £470,000

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A superbly presented semi-detached house with woodland views, remainder of a 10 year NHBC, pleasant rear garden with a stunning cabin/studio/office, driveway, car barn, sitting room, kitchen/dining room, cloakroom, master bedroom with en-suite shower room, two further bedrooms and bathroom. Located on the sought-after Hazelbourne development in the popular village of Borough Green with its wide range of amenities, including a railway station with services to London Bridge (from 37 minutes), Charing Cross, Victoria, Maidstone and Ashford.

Summary

- Superbly Presented Semi-detached House
- Sought-After Hazelbourne Development
- South-Westerly Rear Garden with Home Office
- Driveway, Car barn and Attached Store Room
- Sitting Room, Cloakroom
- Kitchen/Dining Room
- Three Bedrooms, En-suite Shower Room
- Family Bathroom
- Popular Village with Wide Range Of Amenities
- Local Station (London Bridge from 37 Mins)

Accommodation

Ground floor: storm porch, entrance hall with built-in cupboard, stairs to first floor and Amtico style flooring; cloakroom with WC, wash-basin and Amtico style flooring; sitting room with French doors to garden, built-in cupboard and fitted carpet; kitchen/dining room with contemporary high gloss wall and base units, laminate worktops and up-stands, sink, gas hob with extractor hood above, built-in oven, built-in microwave, integrated appliances including fridge/freezer, dishwasher and washing machine, and Amtico style flooring.

First floor: landing with loft access and airing cupboard housing shelving and gas-fired boiler, master bedroom with fitted wardrobes/cupboards; en-suite shower room with shower cubicle, wash-basin, WC, heated towel-rail and Amtico style flooring; two further bedrooms and bathroom with bath, wash-basin, WC and heated towel-rail, and Amtico style flooring.

Outside

Front garden with shrubs, paved driveway for one car leading to a car barn, for an additional car, a door to a store room with power, light and door to the rear garden; and a pleasant south-westerly facing rear garden with paved patio, lawn, plants, shrubs, tap, light, power socket; and a cabin/studio/office and there are also communal grounds including two children's playgrounds on the development.

Agents Note

The property is freehold, the council tax is band E and there is an estate charge for the communal areas of the estate, which is £484.42 for 2025. The property benefits from double glazing, a security alarm, gas central heating, and mains gas, electric, water and drains.





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 are both within approximately a 1.2-mile walk 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 6.3 miles away.

The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 6 miles away.

The M26 and the M20 can both be accessed within approximately 3.2 miles.



A superbly presented semi-detached house with a south-westerly facing rear garden, a stunning cabin/office, carport, driveway, store room and pleasant views; located in the sought-after Hazelbourne Development in Borough Green.

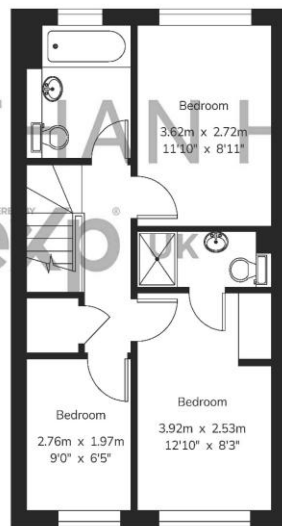




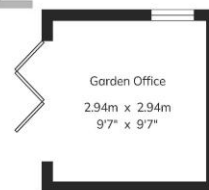


Ground Floor

House - Gross Internal Area : 83.2 sq.m (896 sq.ft.)
 Car Port - Gross Internal Area : 13.7 sq.m (147 sq.ft.)
 Store Room - Gross Internal Area : 6.8 sq.m (73 sq.ft.)
 Garden Office - Gross Internal Area : 8.6 sq.m (92 sq.ft.)



First Floor



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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		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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