



# JONATHAN HALL

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Wye Road, Borough Green, Sevenoaks, Kent, TN15 8DX

Guide Price £475,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)





A well-presented and extended semi-detached house with front garden, driveway, carport, garage, pleasant southerly facing rear garden, home office with WC, sitting room, kitchen/dining room, conservatory, three bedrooms, bathroom and WC. Located 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 Extended Semi
- Front Garden, Driveway, Carport & Garage
- Pleasant Southerly Garden
- Home Office with WC
- Sitting Room, Kitchen/Dining Room
- Conservatory
- Three Bedrooms, Bathroom & WC
- Double Glazing and 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 with cupboard below; sitting room with fireplace and bow window; kitchen/dining room with a modern fitted kitchen comprising wall and base cupboards, drawers, worktops, sink, induction hob with cooker hood above, built-in oven, integrated washing machine, integrated fridge/freezer and open archway leading to the dining area with access to the side lobby and conservatory; conservatory with double doors to the garden and side lobby with access to the garage, the carport and the rear garden.

First floor: landing with loft hatch with ladder, main bedroom with dressing area with fitted wardrobes and cupboards; two further bedrooms; bathroom with vanity washbasin and bath with shower above; and separate WC with WC and washbasin.

## Outside

Front garden with block-paving and borders stocked with shrubs, block-paved driveway leading to a carport and garage. Pleasant southerly facing rear garden measuring approximately 45ft x 35ft with two patios, artificial lawn, flowering plants, shrubs, rockery, shed, greenhouse, tap and a home office with a cloakroom with WC and wash basin.

## Agents Note

The property is freehold, is in council tax band D and benefits from gas-fired central heating, double glazing and mains gas, electricity, 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, which is currently being rebuilt and due to be completed next year, are both within approximately 0.4 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 spacious extended semi-detached house with a driveway, carbarn, garage, home office with WC and a pleasant southerly facing rear garden; located in the popular village of Borough Green.*













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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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