



11 Novello Close

Borough Green, Sevenoaks, TN15 8FT Freehold

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Price Guide £495,000

Attractive modern and superbly presented three bedroom end terrace house with modern refinement and the advantage of generous parking to the front and rear including a garage. Conveniently located within walking distance to the centre of Borough Green village and main line train station with services into London.

Overview

- Modern end of terrace house
- Generous parking and garage
- Modern refinements throughout
- Enclosed rear garden
- Three well appointed bedroom
- En-suite and family bathroom
- Walking distance to train station with services into London
- Close to village schools and amenities
- Council Tax Band E
- Dual aspect reception room

Description

A rare opportunity to acquire an attractive modern and superbly presented three bedroom end terrace house. Well appointed rooms over three floors boasting deceptively spacious accommodation and modern refinement to offer the lucky buyers a most convenient move with the advantage of generous parking to the front and rear including a garage. In principle the property offers an entrance hall with access through to a useful cloakroom w.c/utility room. A modern fitted kitchen with integrated appliances socially interconnects into the rear dual aspect lounge/diner with views and access onto the rear garden. To the first floor two well appointed bedrooms and a family bathroom w.c. Top the second floor the principle bedrooms offers fitted wardrobes and a generous en-suite shower room. Externally the property offers parking to the front and to the rear for multiple cars and in turn leads to the garage set behind the garden. The garden is found with patio and lawn enclosed with timber fencing and benefits from the remainder of a 10 year NHBC.

Location

Conveniently located within walking distance to the centre of Borough Green village and main line train station with regular services into London Bridge/Charing Cross, London Victoria and Ashford International. Borough Green offers a variety of shops, restaurants/take-aways, public house, bar, churches, dentists, doctors, popular primary school, Reynolds Retreat (Health Club, Country Club and Spa. Sevenoaks town centre with its comprehensive range of educational, recreational and shopping facilities, together with a mainline station with fast services to London is approximately 6.4 miles away. Access to the M20 and the M26 is conveniently located at Wrotham and Wrotham Heath.

Entrance hall

External canopy porch with double glazed door leading into the hallway with window to side, stairs to first floor and doors leading off to



Cloakroom w/c - Utility room

6 x 5'4
Window to front, wall and base units with work surface and recessed sink mixer tap, concealed boiler, radiator, low level w.c with concealed cistern

Kitchen & Reception room

25' x 12'11
A comprehensive range of modern matching wall and base units with generous work surface, incorporating a recessed sink with side drainer and mixer tap, fitted gas hob, fitted oven set below with extractor above. In addition a fitted and concealed dishwasher and fridge/freezer with under cupboard lighting and ceiling spot lights. This area then extends to the rear reception room - a dual aspect room offers a window to side and French doors to rear offering views and access onto the rear garden with wood effect flooring and radiators.

Landing

doors off to both bedrooms and family bathroom with stairs that rise to the second floor

Bedroom two

12'11 x 11'9
Twin windows to rear overlooking the rear garden, radiator, carpet as laid

Bedroom three

11'5 x 6'3
Window to the front elevation, carpet as laid, radiator

Family bathroom

Modern white suite with panel enclosed bath with mixer tap and independent shower set above with fitted shower screen, low level w.c with concealed cistern and floating vanity wash hand basin with tiled walls, fitted mirror with ceiling spot lights.

Second floor landing

Fitted cupboard and connecting door to the principal bedroom

Bedroom one

13'4 x 13'
Twin windows to rear overlooking the rear garden, fitted wardrobes, carpet as laid, radiator and door leading through to

En-suite shower room w.c

Modern suite with a large double shower cubicle with wall mounted control and sliding glazed door. Floating vanity wash hand basin with mixer tap, low level w.c with concealed cistern, tiled walls and fitted mirror.

Rear garden

31 x 14'5
Sandstone patio, laid to lawn beyond with close board timber fencing to the boundaries and side gate

Driveway & garage

Parking is found at the front of the property as well as parking for two cars in front of the garage. The garage is set behind the garden with a pitched roof and up and over door.

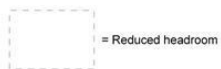
Agents Note

An annual service charge of approximately £300 is paid annually for the maintenance of communal areas

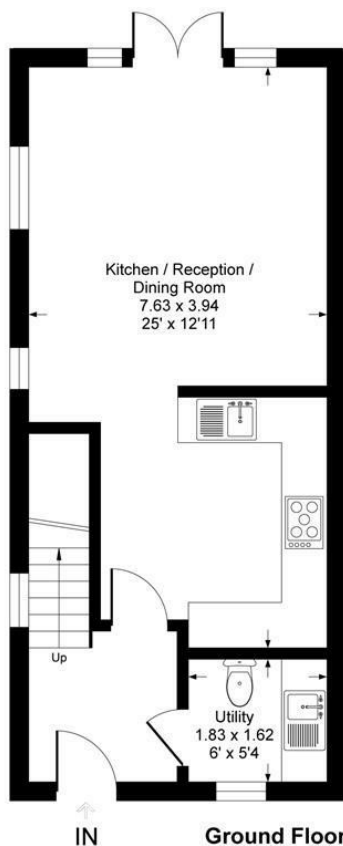


Novello Close, TN15

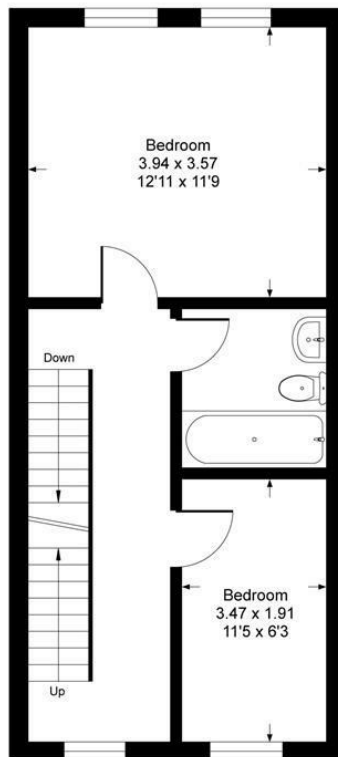
Approximate Gross Internal Area = 97 sq m / 1044 sq ft
(excludes restricted head height)



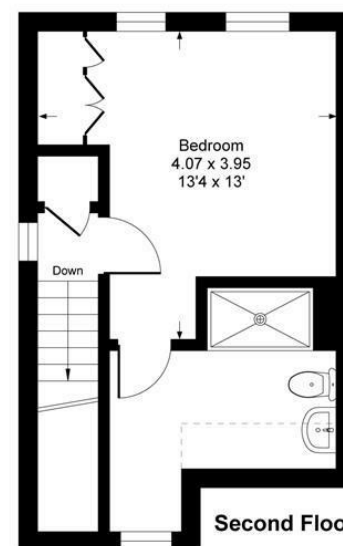
Garden Extends to
9.54 x 4.42
31'4 x 14'6
(Approx)



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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