



36 Wye Road

Borough Green, Kent, TN15 8DX Freehold



Price Guide £465,000

A superb three bedroom semi detached house offering a light bright and spacious layout with modern refinement, generous parking and useful outbuilding/office within walking distance of the village, train station and schools.

Overview

- Extended semi detached house
- Three bedrooms
- Feature open plan kitchen/diner
- Spacious reception room with Paquet flooring
- Walking distance to mainline railway station
- Modern bathroom and separate w.c
- Home office/hobbies room
- South facing rear garden
- Modern central heating and double glazing
- Generous driveway offering ample parking

Description

Kings welcome to the market this attractive three bedroom semi detached house found within in a popular residential road favoured for ease of access to the village, mainline train station and local schools. Internally the property presents very well and offers a rear extension that compliments the internal layout. In principle the entrance hall is offered that then leads into a well appointed front facing living room with appealing wooden parquet flooring and neutral décor. The open plan kitchen/diner is a real feature with a comprehensive range of stylish units offering a well designed layout, generous work surface and ample space for appliances. This area is flooded with natural light courtesy of a southerly facing aspect and the rear extension offers a harmonious dining area with glazed roof and dual aspect windows with doors offering views and access onto the rear garden. To the first floor three well proportioned bedrooms with two double rooms and a generous single bedroom, modern bathroom with electric shower and separate w.c offer a balanced first floor layout ideal for a family.

Externally to the front a generous driveway provides parking for 2/3 cars and is flanked by a level garden. The rear garden offers a south facing aspect with a superb covered seating area by the detached garage that has been converted into a home office/hobbies room that provides both a practical and versatile usage with cloakroom w.c and is considered to be a perfect environment to work from home. The garden itself is low maintenance with astro turf and mature borders offering natural screening and privacy.



Location

Wye Road is conveniently located in the heart of the village 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, and secondary school both within walking distance. 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

A welcoming hallway with stairs to the first floor and under stairs cupboard and rear facing window offering plenty of light, doors lead off to

Lounge

15'11 x 11'11

Front facing reception room with wooden parquet flooring. This room was originally the lounge/diner but is now a spacious and nicely decorated living room

Kitchen

10' x 9'11

A striking modern kitchen offering an L-Shape of fitted units, generous work surfaces and metro tiling splash backs. Ceramic sink and side drainer, fitted oven with extractor over, display units and shelving with space and plumbing for dishwasher, washing machine and large fridge/freezer. Tiled floor then open plan into

Dining room

11'8 x 9'11

Forming part of a rear extension the dining area offers ample space for table and chairs with views over the rear garden

First floor landing

Airing cupboard (boiler has been relocated to the loft) with connecting doors off to

Bedroom one

11'11 x 9'8

Front facing double bedroom with wooden floor

Bedroom two

8'9 x 7'7

Rear facing bedroom with views onto the rear garden and fitted wardrobes

Bedroom three

8'10 x 5'11

A front facing single bedroom

Bathroom

Modern suite with panel enclosed bath and shower above with fitted screen, tiled walls and wash hand basin with rear opaque window

Separate w.c

Low level w.c with side opaque window

Front

A driveway is found to the front that runs to the side of the property offering parking for two/three cars and is flanked by the front garden

Rear garden

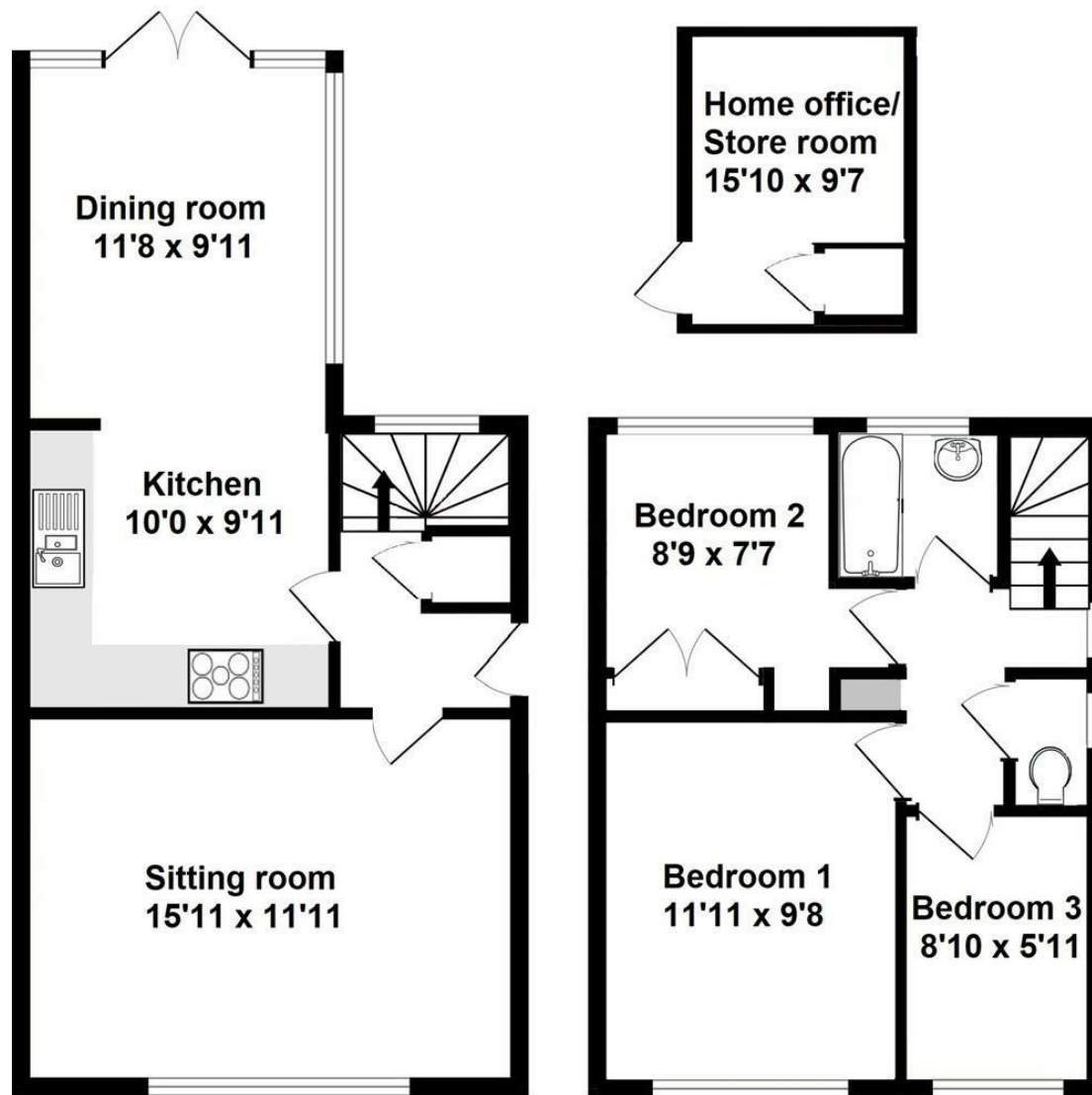
A private south facing garden with mature borders and covered seating area. In principle laid with astro turf offering side access and entrance to outbuilding

Home office

15'10 x 9'7

This useful outbuilding used to be the garage and has now been converted into a home office or hobbies room with light and power, vaulted ceiling and cloakroom w.c





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51 Western Road, Borough Green, Kent, TN15 8AN
T: 01732 885585

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk

