



4 Red Lion Square

Borough Green, Sevenoaks, TN15 8FA Freehold

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Price Guide £540,000 - £560,000

Guide Price £540,000 - £560,000 An executive semi-detached house set in Red Lion Square, an exclusive modern development comprising of only eight properties, conveniently located close to the heart of the village of Borough Green.

Overview

- Executive semi-detached
- Exclusive modern development
- Two reception rooms
- Four bedrooms & Two En-suites
- Parking space & 18ft Garage
- Modern fitted kitchen with appliances
- Close to village centre
- South facing rear garden
- Underfloor heating throughout
- Walking distance to train station

Description

A modern house recently constructed (2016) that offers a deceptively spacious and versatile layout. The well presented accommodation comprises: entrance hall, cloakroom, dual aspect living room, separate dining room, and modern fitted kitchen on the ground floor. To the first floor that landing offers guest bedroom with en-suite shower room, two further bedrooms and a modern family bathroom. Stairs then rise to the principal bedroom with en-suite shower room. Externally the property is set back in the second row of the development the property offers parking and garage with an enclosed south facing rear garden. Features of the property include heat recovery ventilation, gas fired central heating including under-floor heating, double glazing, high quality Schmidt fitted kitchen and bathroom suites and a central village location.

Location

Red Lion Square is situated in the village of Borough Green which offers a variety of shops, restaurants, public house, bar, churches, popular primary school, dentist, doctors, Reynolds Retreat (Health Club, Country Club and Spa) and mainline station (with services to London Victoria, Maidstone and Ashford International). Sevenoaks Town Centre with its comprehensive shopping and leisure facilities and main line station (services to London Bridge, Waterloo East, Charing Cross and Cannon Street) is approximately 6.2 miles away. Access to the M20/M26, leading to the M25, is approximately 1.6/2.2 miles away.



Entrance hall

Entrance door and connecting access through to

Cloakroom w.c

A modern suite with w.c and wash hand basin

Sitting room

18'9 x 9'5

A light dual aspect room with double doors from the hallway with attractive flooring and wall lights

Dining room/study

9'6 x 8'

With the sitting room being large enough to be used as a lounge/diner this room could be used as either a formal diner or study. The room offers window to the front elevation and deep storage cupboard.

Kitchen

14' x 8'2

French doors to rear onto the south facing garden. The kitchen is fitted with a modern range of matching units and integrated appliances, ceiling spot lights and under cupboard lighting

First floor landing

Doors off to all rooms, built in airing cupboard and stairs rising to the second floor

Bedroom

11'3 x 9'5

Window to front and side offering a light dual aspect and connecting door to

En-suite

A modern suite offering shower cubicle, wash hand basin and w.c

Bedroom

14' x 8'3

Twin rear facing windows enjoying plenty of light and views onto the rear garden

Bedroom

9'10 x 8'

Window to front

Bathroom

Opaque window to rear with a modern suite offering enclosed bath, wash hand basin and w.c

Second floor landing

Split level staircase leading to the landing with deep storage space and connecting access to

Principal bedroom

13'8 x 9'8

Box bay window to front, fitted wardrobes and connecting door to

En-suite

Modern suite with shower cubicle, wash hand basin and w.c

Front

Planted shrub borders, pathway to front door and gated side access to the rear garden. Parking space that leads to the garage

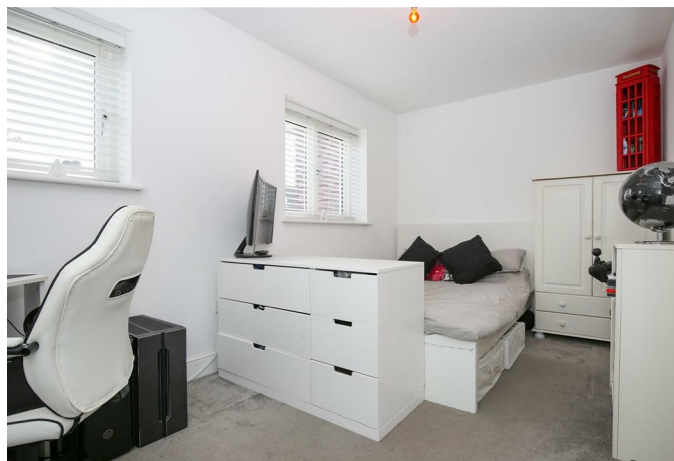
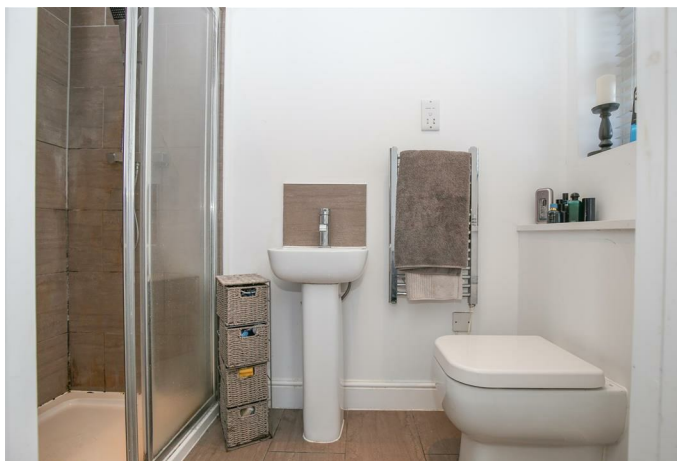
Garage

18'8 x 9'3

Up and over door with courtesy door to the rear garden, found with light and power

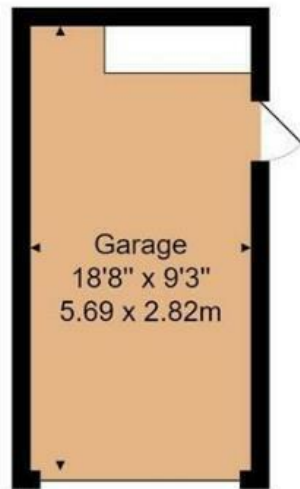
Rear garden

A south facing rear garden enclosed with close board timber fencing, offered with patio to the immediate rear and low maintenance astro turf



House Approx. Gross Internal Area
1298 sq. ft / 120.6 sq. m

Garage Approx. Internal Area
173 sq. ft / 16.0 sq. m



Garage



Ground Floor



Second Floor



First Floor

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