



Wisteria Cottage Long Mill Lane

St Mary's Platt, Kent, TN15 8LG Freehold



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£550,000

A stunning modern detached family home located in the highly sought-after village of Platt. This lovely three bedroom home offers contemporary living with open plan kitchen/dining room, separate sitting room with direct access to the garden, cloakroom, master bedroom with en-suite shower room, two further bedrooms, bathroom, gardens and driveway for two cars; located close to Stonehouse recreation ground and popular primary school.

Overview

- Popular village location
- Detached house
- Sitting room with access to the garden
- Modern kitchen/dining room
- Three bedrooms
- Family bathroom and en-suite shower room
- Ground floor cloakroom
- Two Parking Spaces to the rear with EV charging point
- Front and rear gardens
- Council tax band F

Property

Ground floor accommodation comprising: entrance hall, cloakroom with WC and wash basin; sitting room with double doors to garden; kitchen/dining room with high gloss fitted wall and base units, granite worktops, induction hob with extractor above, built-in electric oven, integrated appliances include washing machine, dishwasher and fridge/freezer, door to garden; cloakroom with WC and washbasin.

First floor accommodation comprising: landing; master bedroom with built in wardrobes and en-suite shower room with shower cubicle, WC, washbasin and heated towel-rail; two further bedrooms; bathroom with bath with shower above, WC, washbasin and heated towel-rail.



Externally

The front garden with white picket fence and gate, path to entrance door, lawn and hedging. The rear garden is mainly laid to lawn, paved patio, shed and gate leading to the driveway with space for two cars and EV charging point .

Location

St Mary's Platt benefits from its popular primary school, public house, church and two recreation grounds. Borough Green with its variety of shops, restaurants, public house, bar, churches, dentists, doctors, popular primary school, Reynolds Retreat (Health Club, Country Club and Spa) and main line station (with services to London Victoria, Blackfriars,

Maidstone and Ashford International) is approximately 0.7 miles away. Sevenoaks town centre, with its comprehensive range of shopping and leisure facilities and main line station (with services to London Bridge, Cannon Street and Charing Cross) is approximately 7 miles away. Access to the M26/M20 is approximately 1.4/2.2 miles away respectively.

Agents notes

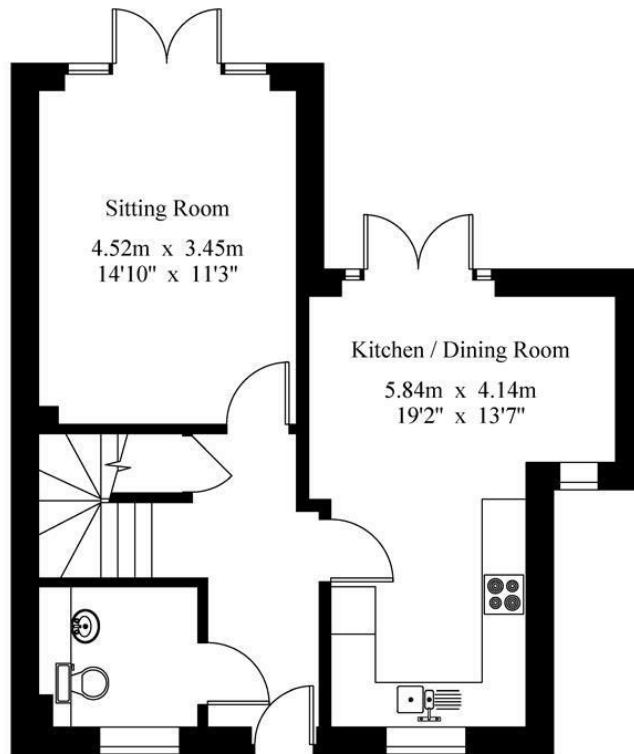
The property is freehold and built of standard construction in 2018, connected to mains drains and sewage via South East Water, there is gas and electricity to the property provided by Octopus, TV and internet provided via Plusnet with fibre to the cabinet. The property also benefits from: the remainder

of a 10 year new home warranty from 2018, underfloor heating to ground floor rooms and wall mounted radiators on the first floor via gas-fired central heating and is fully double glazed.

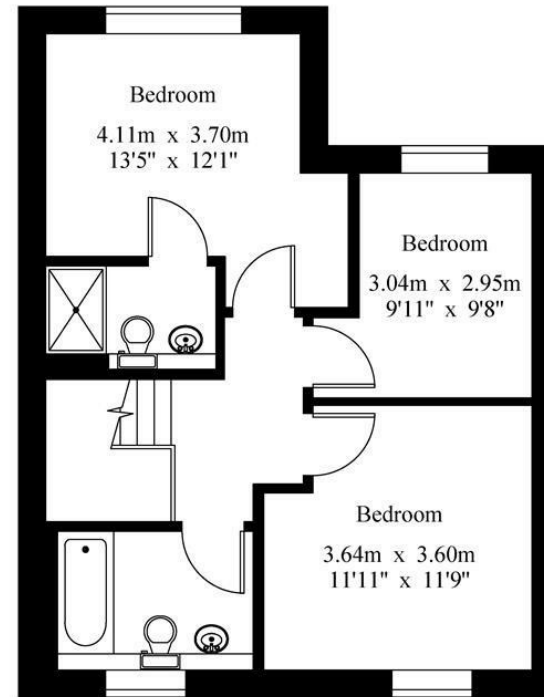
Our vendor informs us that they own half the shared driveway, with their neighbour owning the other half, which they both have a right of access over, and this leads to their private drive at the rear of the property; the costs of the maintenance of the shared driveway are split 50/50 with the neighbour. The Old Diary site behind has recently been sold with planning permission Tonbridge & Malling - Planning ref: 22/00375/FL



Wisteria Cottage, Long Mill Lane, St Marys Platt TN15 8LG
Gross Internal Area : 103.6 sq.m (1115 sq.ft.)



Ground Floor



First Floor



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