



No onward chain, this mid terrace house has been partly modernised with sitting room, dining room, conservatory, kitchen, three bedrooms, bathroom, WC, front garden with driveway for one car and rear garden; located in the rural and commutable village of Borough Green.

## 24 The Avenue

Borough Green, Kent, TN15 8EA Freehold



Price Guide £400,000

### Property description

Ground floor accommodation comprising porch; entrance hall with stairs to first floor; sitting room with bay window; dining room with door to the conservatory and double doors providing access to rear garden; kitchen with wall and base units, laminate worktops, sink with drainer, space for gas cooker with extractor hood above, spaces for fridge, washing machine and dishwasher.

First floor: landing with loft hatch, airing cupboard and boiler cupboard; three bedrooms; bathroom with bath with shower above, wash basin, heated towel-rail; and separate WC.

The property also benefits from: gas fired central heating, double glazing, front garden with driveway; rear garden with lawn, decking, plants, shrubs and tree.

### Location

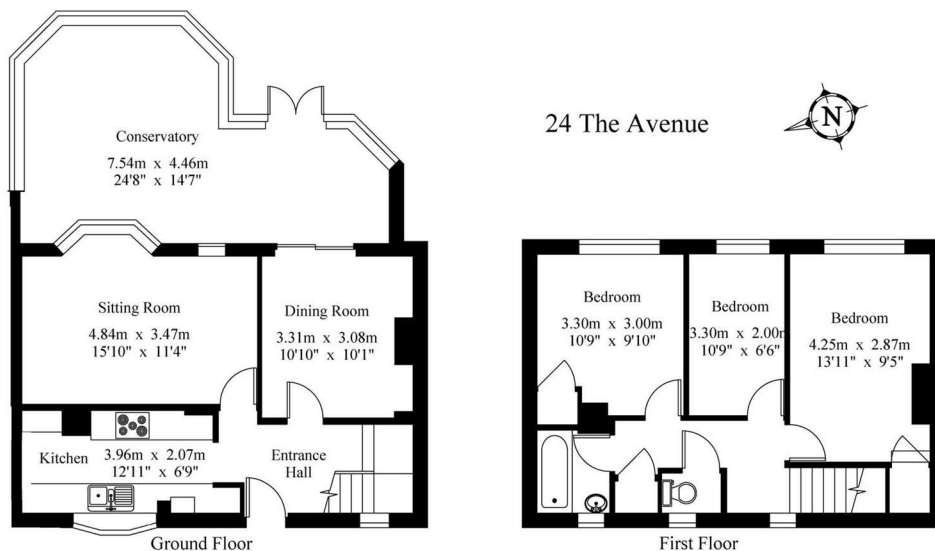
Borough Green benefits from a variety of shops, restaurants, take-aways, pub, bar, churches, dentists, doctors, popular primary school, Reynolds Retreat (Health Club, Country Club and Spa) and mainline train station (on the Charing Cross line with trains to London Bridge in 37 minutes).

Sevenoaks town centre, with its comprehensive range of shopping, educational and leisure facilities and main line station (with fast services to London) is approximately 7 miles away.

The motorway network, leading to Bluewater shopping centre, Ebbsfleet International train station with fast services to London.

### Agents notes

The property is freehold, built of standard construction, has double glazing, gas fired central heating connected via EDF, electricity currently connected via EDF, water and drainage via South East water. The photos were taken before the current tenant moved in and will be vacant from the 1st August.



[www.kings-estate-agents.co.uk](http://www.kings-estate-agents.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

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

[boroughgreen@kings-estate-agents.co.uk](mailto:boroughgreen@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

