



8 Rock Road

Borough Green, Sevenoaks, TN15 8RB Freehold



£475,000

An impeccably presented and deceptively spacious semi-detached house set within the heart of the village and well positioned for local amenities and the mainline station. This charming home offers modern living at its best; a fabulous open plan living, dining and kitchen space, downstairs WC, three double bedrooms and two bathrooms, off road parking and low maintenance garden

Overview

- Beautifully presented Semi-detached house
- Set Within The Heart Of The Village
- Open-Plan Living To The Ground Floor
- Beautifully fitted Kitchen with AEG Appliances
- Downstairs WC
- Master Bedroom with En-Suite
- Two Further Double Bedrooms
- Off Road Parking
- Granite Paved Low Maintenance Garden
- Mainline Station Within 0.25 Miles

Description

Set in an elevated position from the road, this exceptionally well presented and spacious semi-detached home really does have a lot to offer. On entering the property, the ground floor offers a wonderful light and bright, open plan living space with a defined kitchen, dining and living area. There is a separate downstairs WC with marble porcelain tiles on the floor and walls and a storage cupboard which houses the combi boiler. The 'Shaker' Style fitted kitchen has an abundance of wall and base units, butler style sink, quartz worktops, central island with integrated wine cooler and AEG integrated appliances including, Dishwash, Washing machine, Fridge/Freezer, double oven, microwave, 5 ring gas hob with extractor fan above.

On the first floor and set to the rear of the property is the master bedroom with vaulted ceiling, fitted wardrobes an en-suite shower room with walking in shower, monsoon shower head, vanity sink unit, LLWC and porcelain tiles to floor and ceiling. From the central landing there is access to the loft which offers scope for development (STPP), two further double bedrooms and a beautifully fitted bathroom with the continuation of the porcelain tiles on the floor and walls. Externally, the high quality finish continues with the Granite paved path leading to the house and the drive way, outside up-lighting illuminating in these areas. There is side access to the low maintenance, Granite paved rear garden, which houses an outside tap and really is a continuation of the fantastic entertaining space from the kitchen.



Location

The popular village of Borough Green is set 7 miles East of Sevenoaks and boasts a wide selection of local amenities, including but not limited to, Restaurants, independent and high street brand coffee shops, a tea room, pubs, dentists, Churches and Doctors surgery. The village benefits from a range of Primary schools in the local area, including Borough Green Primary School being within 0.3 miles of this wonderful home and Wrotham Secondary School is within 0.8 miles. Reynolds Retreat Country Club and Spa is nearby and the village has a Children's play park, Tennis Courts, Football fields, Skate park and Bowls Club.

Borough Green & Wrotham mainline station is within 0.25 mile of the property and offers services to London Charing Cross & Victoria (within 47 minutes), Maidstone and Ashford.

Sevenoaks is approximately 7 miles away and offers a comprehensive range of shops, schools and leisure facilities, and Sevenoaks mainline station (with services links to London Bridge, Waterloo East and Charing Cross). Leisure facilities include Sevenoaks Leisure Centre, Vine cricket club, rugby club, hockey club, and golf at Wildemesse and Knole. Sevenoaks also benefits from the two grammar schools, two comprehensive schools and a

number of private schools including the internationally renowned Sevenoaks School.

The M26 & M20 with links to London and the coast are both within 2.3 miles.

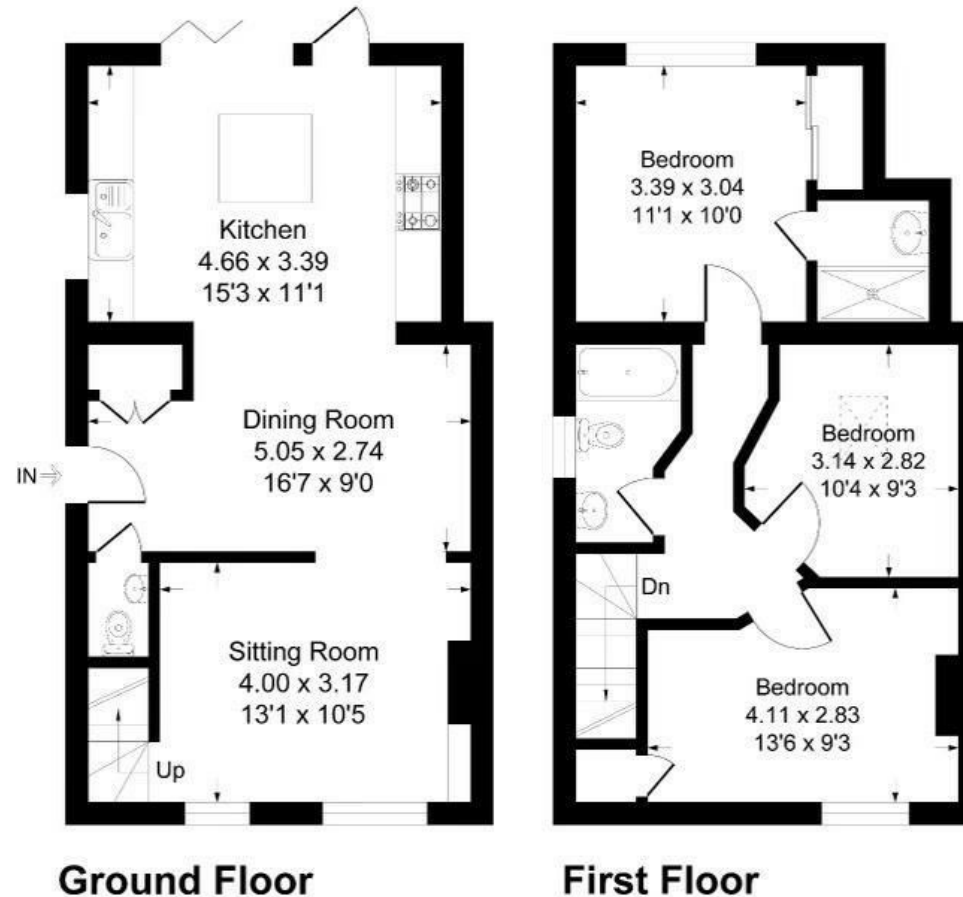
Agents Notes

The property is Freehold, is double glazed through-out, has Gas fired heating via a Valliant Combi boiler (installed March 2020) Council Tax Band D



Rock Road, TN15

Approximate Gross Internal Area = 94.0 sq m / 1012 ft



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.
Produced By Planpix

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

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

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk

