



8 Rock Road

Borough Green, TN15 8RB Freehold



Offers Over £470,000

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 cloakroom
- Master bedroom with en-suite
- Two further double bedrooms
- Off road parking
- Granite paved low maintenance garden
- Mainline station within 0.25 miles

Property description

The property is a semi-detached home in an elevated position. The ground floor has an open-plan kitchen, dining, and living area, along with a separate WC featuring porcelain tiles and a storage cupboard housing the combi boiler. The kitchen includes wall and base units, a butler sink, quartz worktops, a central island with a wine cooler, and AEG integrated appliances: dishwasher, washing machine, fridge/freezer, double oven, microwave, and 5-ring gas hob with extractor. Upstairs, the rear master bedroom has a vaulted ceiling, fitted wardrobes, and an en-suite with a walk-in monsoon shower, vanity sink, low-level WC, and porcelain tiles. The landing provides loft access with development potential (subject to planning). There are two further double bedrooms and a family bathroom with porcelain tiles. Outside, a granite-paved path and driveway lead to the house, with up-lighting installed. The rear garden is also granite-paved, has side access, an outdoor tap, and connects to the kitchen.



Location

Borough Green village benefits from many local amenities: general convenience stores, small shops, cafes, library and a doctor's medical practice. The village has excellent transportation links with the M20/M25 and M2/A2 motorway networks both within easy reach and Gatwick can be reached in approximately 40 minutes. Borough Green mainline rail station has frequent services to Victoria 50 minutes, London Bridge and Charing Cross 40 and 50 minutes respectively. There are local primary and secondary schools within Borough Green and the neighbouring

villages with grammar schools at nearby Sevenoaks, and a little further afield in Tonbridge. More comprehensive shopping facilities can be found in Sevenoaks, West Malling and Bluewater at Greenhithe (30 minutes).

Viewing Arrangements

Viewings are strictly by appointment only via Kings.

Directions

From our Borough Green office: head west on Western Road/A227, at the roundabout, take the 1st exit onto Sevenoaks Road/A25, turn right onto Rock Road. Destination will be on the left. what3words location finder: [///calm.gladiators.bars](https://www.what3words.com/location/:///calm.gladiators.bars)

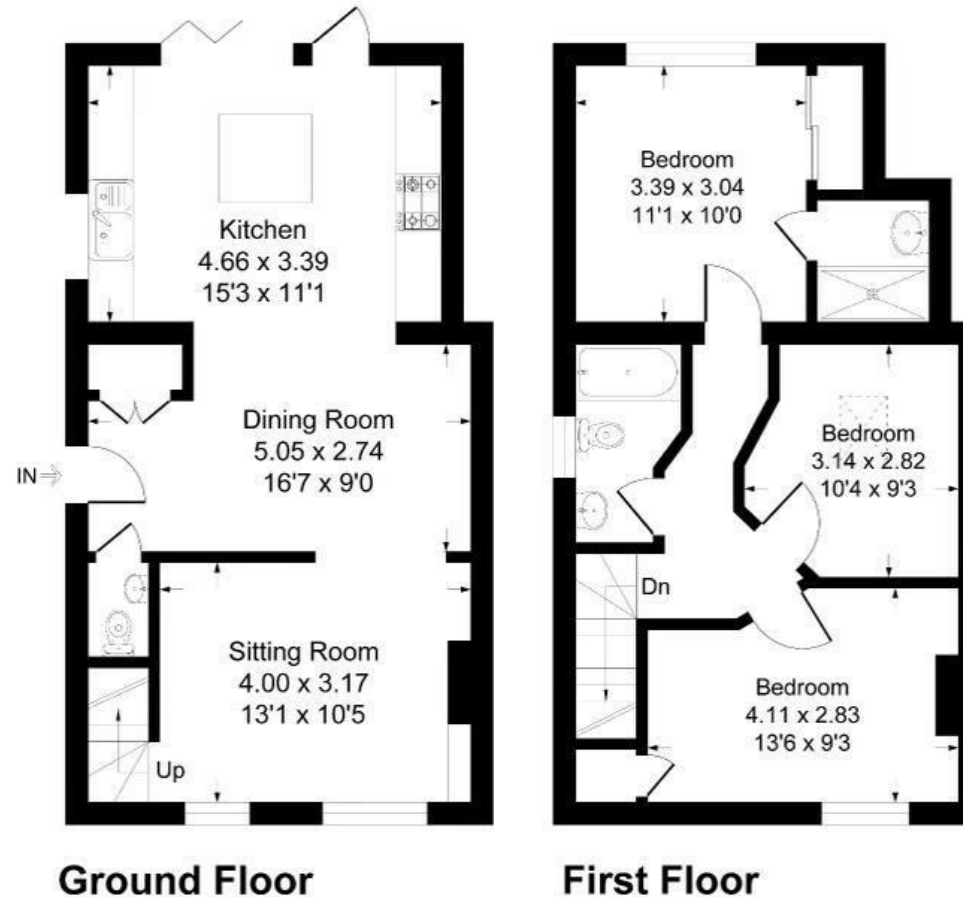
Property Information

Mains gas, electric, water and drainage. EPC rated C. Council tax band D. Tonbridge & West Malling council.



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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

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