



16 Tolsey Mead

Borough Green, Kent, TN15 8EH Freehold



Price Guide £585,000

Nestled in the charming cul de sac of Tolsey Mead, Borough Green, is this well appointed detached family home. Offering impressive accommodation just under 1400 square feet. The property is within walking distance to central Borough Green, where you will find a variety of shops, cafes, and amenities. The mainline station is also nearby, providing easy access to London.

Overview

- Guide Price £585,000 To £610,000.
- Four Bedroom Extended Family Home
- Immaculately Presented Throughout
- Three Reception Rooms Including Conservatory
- Family Bathroom and Ensuite to Master Bedroom
- Cloakroom
- Southerly Facing Rear Garden
- Drive with parking
- Walking Distance to Mainline Station & Popular Schools
- Viewing Recommended

Property Description

The hallway gives access to all areas including a downstairs cloakroom and understairs cupboard. The main reception runs from front to back down the left side of the home and would have originally formed a dining room to the rear. This is no longer required due to the extended layout and now offers much more space in which to relax. Sliding patio doors lead into the fantastic conservatory with glass lantern style roof and built in heating to enable use all year round. Centrally to the rear is a fabulous modern kitchen with gloss finished doors and stone worktops. Patio doors also link into the conservatory to give a great flow to the house. The kitchen is linked to the conversion of the garage to form an additional dining room and storage in the pantry. For those buyers looking for more of an open plan kitchen, this offers the buyers the opportunity to knock through subject to the relevant building consents.



Upstairs the house boasts four bedrooms off a central landing. All the bedrooms, including the master, benefit from smart and well installed built in wardrobes and storage. The master also has the advantage of a modern en-suite shower room. The remaining three bedrooms are of a good size and have the use of a stylish modern family bathroom with L shaped bath and shower.

The garden offers a south facing aspect and can be taken advantage of all year round from the wonderful conservatory. The patio wraps around the house and leads to a well tended lawn with mature well stocked borders. To the rear of the garden is an additional decked area. Access to the front is given down the side of the property leading to a delightfully planted front garden and drive with parking.

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 railway 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

Strictly by prior appointment with Kings.

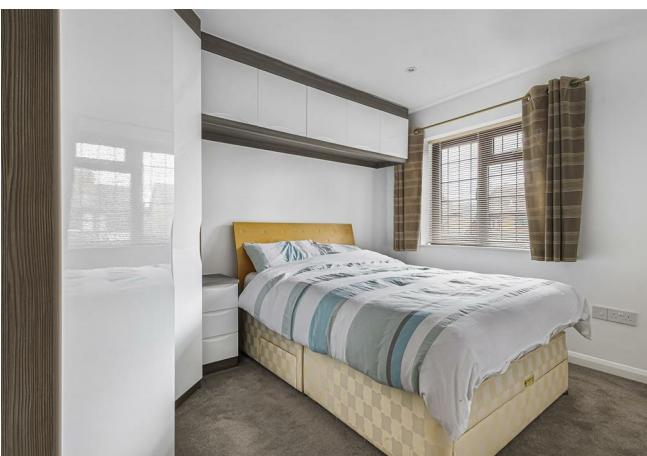
Directions

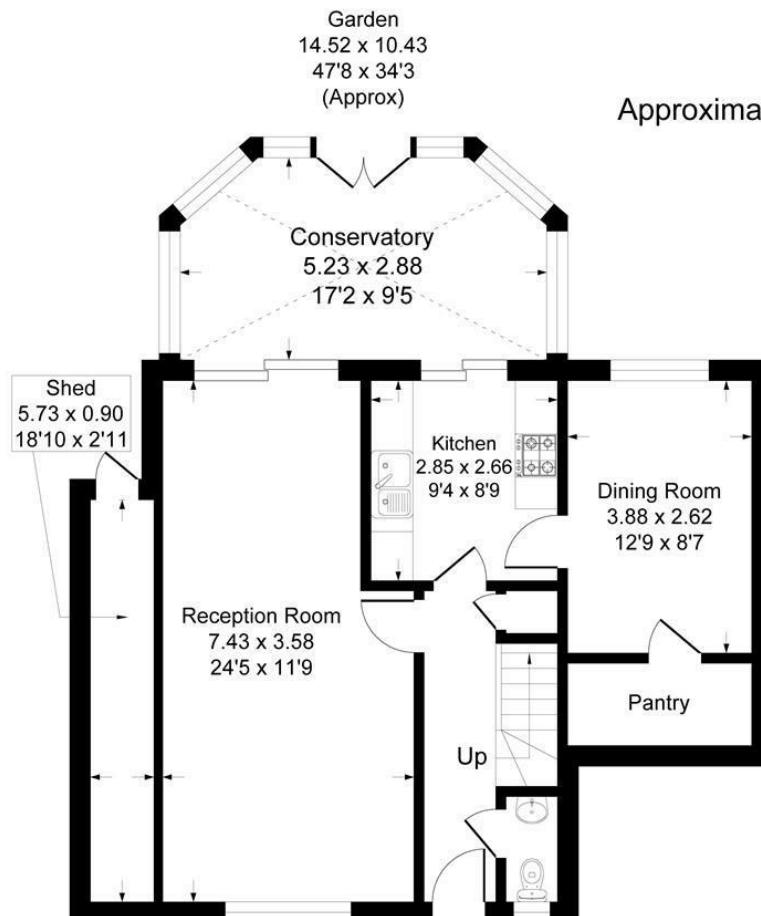
From our office head north on Western Rd/A227. bear left at the top into Wrotham Road. Just after the speed camera turn right into Wye Rd and then sharp first left into Tolsey Mead and the property is found on the right hand side.

What3words: ///then.stops.codes

Property Information

Mains gas, electric, water and drainage. Council: Tonbridge & Malling, Council Tax Band F. EPC rated D. The property has gas central heating and is double glazed throughout.





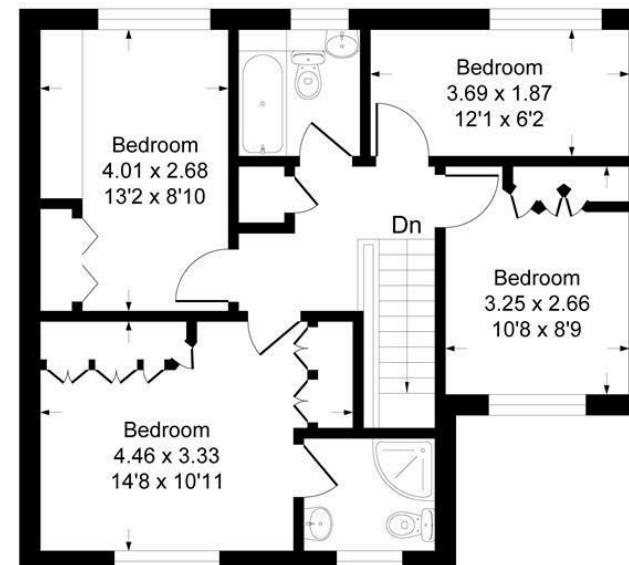
Ground Floor

Tolsey Mead, TN15

Approximate Gross Internal Area 127.8 sq m / 1376 sq ft

Shed = 5.1 sq m / 56 sq ft

Total = 132.9 sq m / 1431 sq ft



First Floor

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

