



58 High Street

Borough Green, Kent, TN15 8BJ



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£1,795 PCM

A Victorian cottage which has been beautifully presented with many character features still remaining. The property is conveniently located within the heart of the village close to local amenities including the popular primary school and mainline station with links to London.

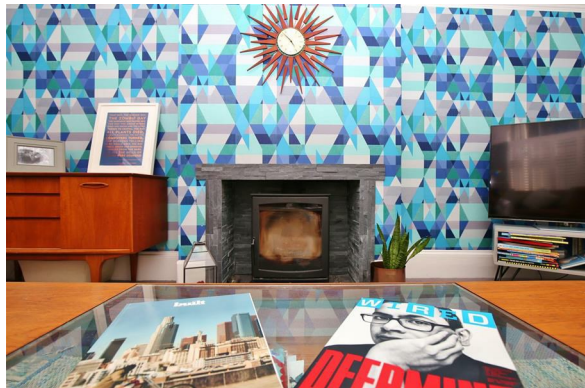
Overview

- Terrace Cottage
- Beautifully Presented
- Two Reception Rooms
- Two Double Bedrooms
- Nursery / Study
- Superb Kitchen / Breakfast Room
- Basement
- Shower Room & Bathroom
- Courtyard Garden
- Outbuilding

Property Description

The superbly presented accommodation comprises

Ground Floor: entrance hall with black and white tiles and staircases leading to the basement and the first floor. Sitting room with triple glazed sash windows, wooden shutters and log burning stove. Cloakroom with WC, wash basin and shower. Dining room open to a modern kitchen with breakfast bar, solid wood worktops, butler sink, gas hob with stainless extractor above, built-in oven & grill, integrated dish washer, integrated fridge/freezer and door to garden.



First floor:

landing leading to a master bedroom with triple glazed sash window and wooden shutters and space for wardrobes, bedroom two with built-in cupboard, bedroom three has triple glazed sash window to front, modern family bathroom with free standing oval bath, WC, wash basin and separate shower cubical with rain shower head. The property also benefits from Victorian style radiators, period features, gas central heating, double glazed and triple glazed windows, wooden shutters in some rooms and wooden doors.

Outside: Low maintenance courtyard garden with paved patio, artificial lawn and useful outbuilding for storage.

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. 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.

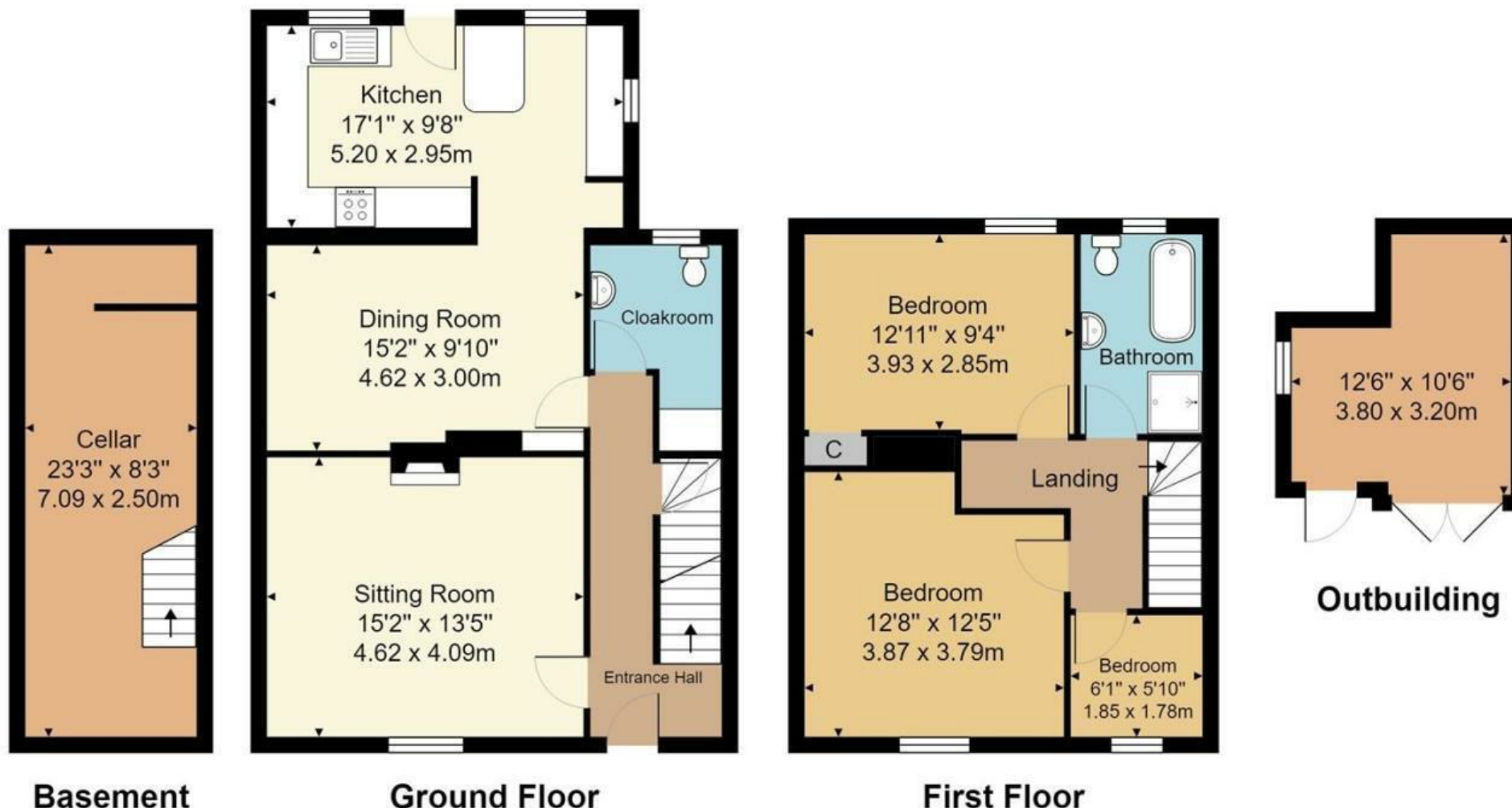
Directions

From our office head north on Western road. At the roundabout take the third exit onto the high street and the property will be found on your right.

Property Information

The local authority is Tonbridge and Malling,. The property is council tax band D. Connected to mains gas, electricity, water and waste.





House Approx. Gross Internal Area (Incl. Cellar) 1332 sq. ft / 123.8 sq. m
 Outbuilding Approx. Gross Internal Area 107 sq. f / 9.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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