



Ibbett Mosely

7 The Close, Borough Green, TN15 8EG



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A THREE BEDROOM, THREE RECEPTION ROOM semi detached family home that benefits from a UTILITY ROOM, CONNECTED WORKSHOP, DOWNSTAIRS CLOAKROOM and STORE that offers a buyer a great opportunity to change and modernise to provide a great home. Offering off road parking via a gated drive within a cul de sac just outside the centre of Borough Green. NO ONWARD CHAIN.

Guide Price £425,000

- Three Good Sized Bedrooms
- Downstairs Cloakroom
- NO ONWARD CHAIN
- Mainline Station & Popular Schools Nearby
- Three Reception Rooms
- Off Street Parking via Gated Drive
- Cul De Sac Position
- Connected Utility Room, Workshop & Store
- Private Garden
- Central Borough Green



A Semi detached home to be sold with NO ONWARD CHAIN situated just a small distance from central Borough Green and all its amenities , including good schools and mainline train station to London within the hour!

Description

Approached via a gated drive and walkway the property benefits from an external porch to take off outside coats and shoes before entering the welcoming hallway. The dining room and sitting room to the side and front of the house come off the main hallway as well as stairs to the first floor. The sitting room offers two windows to the front, one of which is a bay to a good sized room with feature fireplace. A further door from this room enters the galley style kitchen that runs across the rear of the house with a window to the rear garden and reconnects with the dining room to the side, which in turn as previously mentioned reconnects you to the hallway. The dining room also opens to a conservatory taking advantage of the rear garden

and draws in light into this space. To the other side of the galley kitchen is a very useful utility room and connected workshop with side door and window. To the rear of this space is a downstairs cloakroom and further store. We are sure a buyer will look at these spaces as a great opportunity to combine spaces or add to a bigger extension subject to planning regulations being granted.

Upstairs the property keeps giving space with three good sized bedrooms off a central landing with built in storage spaces. A shower room sits to the rear of the house serving these three bedrooms.

Externally the house enjoys a wrap around garden orientated to the South East and again offers a great opportunity to landscape and create a fantastic space to enjoy. The garden wraps around the side to the front gated drive and garden with central path to bring us back to the front of the house situated in a popular cul de sac.

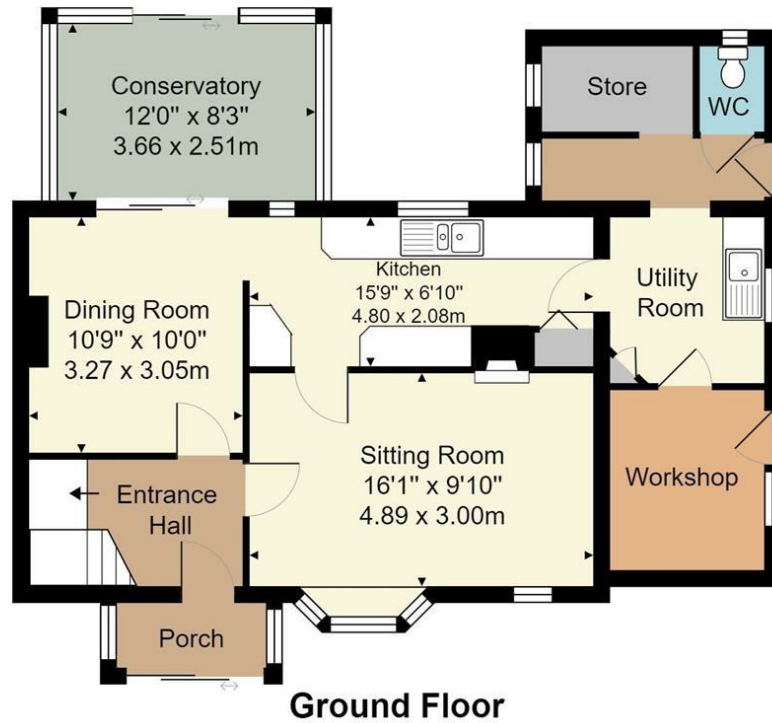
Borough Green



The property is situated in the centre of Borough Green with its shops and amenities, library and general convenience stores nearby. Borough Green has its own main line station with services on the Victoria/Maidstone line and now offering services to Charing Cross and London Bridge in 37 minutes. Motorway links are via the M20/M25 and M26 Junction 2a, at Wrotham Heath. Primary schools are available in Borough Green itself and the surrounding villages, and there is a secondary school at Wrotham within walking distance. Further amenities and schooling options are available in Sevenoaks which is approximately 7 miles distant and also offers the opportunity of a main line station with services on the Charing Cross/Cannon Street line, peak hour fast service to London taking approximately 30 minutes.



EPC Rating- E



Approx. Gross Internal Area 1263 ft² ... 117.3 m²

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.

Ibbett Mosely

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