



QUARRY HILL ROAD

FOR SALE  
Ibbett Mosely  
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19 Quarry Hill Road, Borough Green,  
Sevenoaks, TN15 8RQ





## 19 Quarry Hill Road, Borough Green, Sevenoaks, TN15 8RQ

A cherished and well maintained two bedroom Victorian terrace that offers all that a first time buyer or downsizer needs. It offers two reception rooms, two double bedrooms, a modernised upstairs bathroom.

A bright, well lit house with a good sized kitchen and enclosed private garden to the rear.

Offered with No Onward Chain.

Guide Price £335,000-£350,000

- Cherished Two Double Bedroom Victorian Terrace
- Walking Distance to Central Borough Green & Mainline Station to London
- EPC Rating - D
- Two Reception Rooms
- Local Popular Schools and Recreation Spaces
- Tonbridge & Malling Council Tax D - £2,266 pa
- Modern Upstairs Bathroom
- No Onward Chain
- Guide price £335,000-£350,000

Welcome to Quarry Hill Road, a charming property located in the heart of Borough Green, Sevenoaks. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With two cosy bedrooms upstairs, this home offers a comfortable living space for you and your family. The modern bathroom upstairs provides convenience and style, making your daily routine a breeze.

Step outside to discover the enclosed rear garden, a tranquil oasis where you can enjoy the fresh air and perhaps indulge in some gardening or outdoor dining.

Conveniently situated close to Central Borough Green, this property offers easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

Don't miss out on this fantastic opportunity to make this house your home. With no onward chain, the path to owning this lovely property is clear and hassle-free. Contact us today to arrange a viewing and start envisioning your future in this wonderful home on Quarry Hill Road.

### Description

A raised entrance area leads you into this wonderfully well looked after home and offers warmth from the start with wooden floors and an open fireplace to the first reception room. The whole house feels bright and welcoming throughout. Leading through the house into the second reception room, used as a dining area with plain and simple décor continuing with the wooden floors, a good sized space that is conveniently located next to the kitchen that remain bright even though centrally located in the footprint of the house. Stairs lead to the first floor from this room. To the rear of the house is a spacious galley style kitchen with plenty of workspace to prep meals. Double aspect

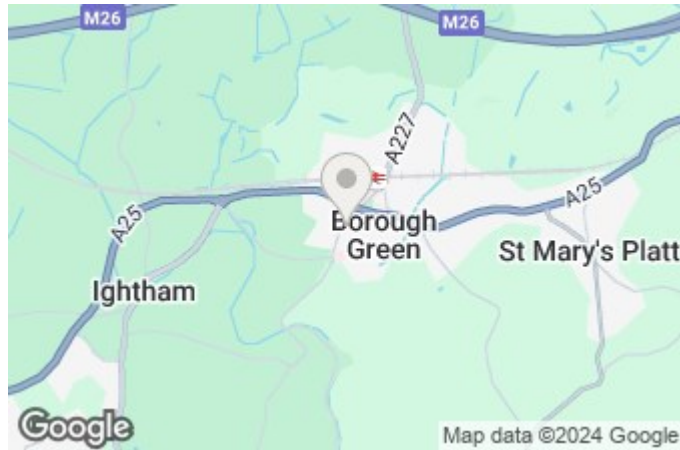
windows and a rear door offer more light into this room.

Upstairs off a central landing two double bedrooms and a modern bathroom are offered. The bedroom to the front is the largest and offers a stunning Victorian fireplace with the convenience of built in wardrobes to the side alcoves. Centrally the second bedroom also benefits from a feature fireplace and is big enough for a double bed. A window looks out over the rear garden. To the back of the house down a split level landing is the modern bathroom now added to what would of been an original bedroom and now offers a full bathroom suite including modern tiling to splashback and bath panel. A modern close coupled wc and vanity unit sink plus yet another feature Victorian Fire surround.

To the rear is a delightful enclosed garden with Patio area close to the house and block brick walkway leading through the lawn and to the rear where a shed is used for storage and rear access is given.

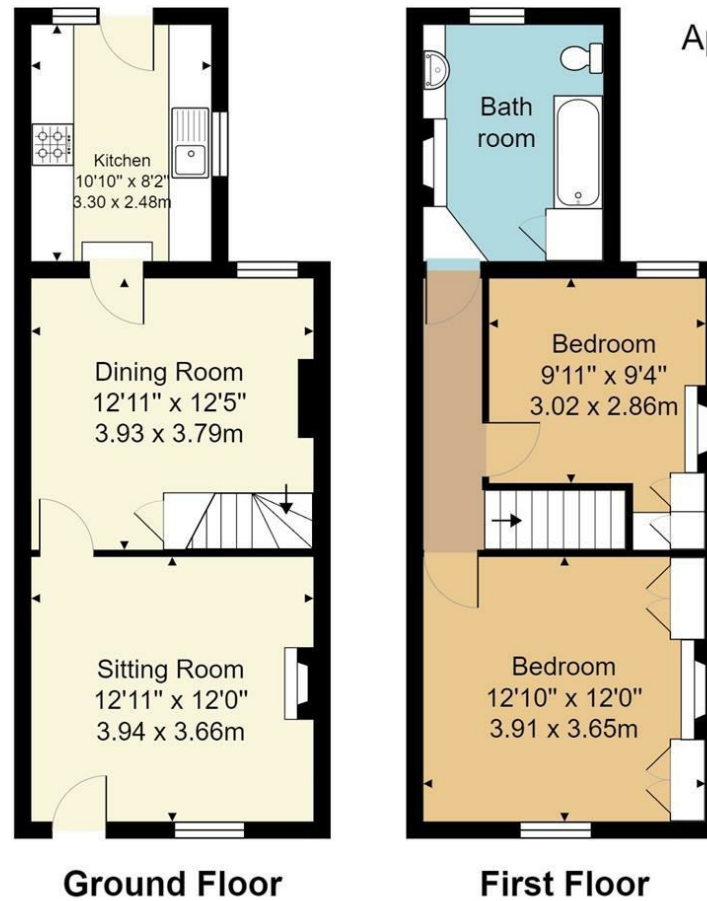
### Borough Green

The property is about 250 metres from the centre of the village, convenient for all amenities and the station. Borough Green is a lively local community with an excellent range of local shops (including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall and various churches) and independent restaurants and cafes as well as a Costa. There are well thought of local primary schools and secondary schooling. London Commuter services run from the station on the Victoria line with Charing Cross/cannon Street services also. There are excellent motorway links via the nearby M20/M26 leading to the M25 in either direction. Sevenoaks is about 7 miles to the west and Maidstone about 10 to the east.





# EPC Rating- D



Approx. Gross Internal Area  
833 ft<sup>2</sup> ... 77.4 m<sup>2</sup>

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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