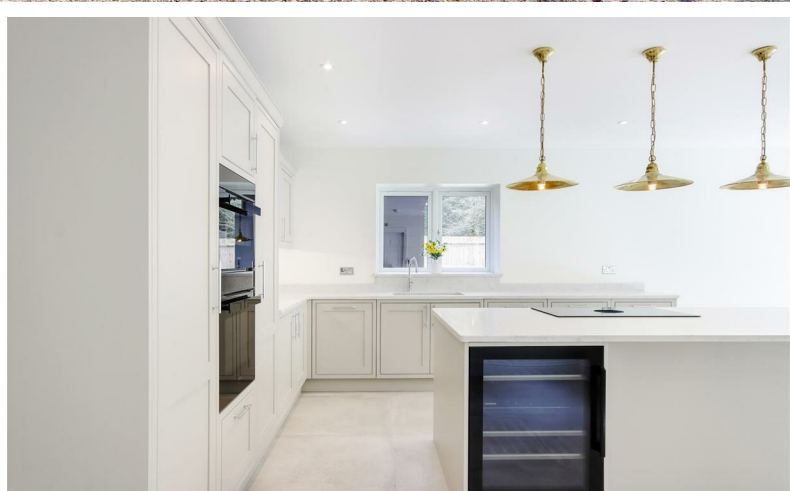




**£1,475,000**

Balcombe House Platt Common, Sevenoaks, TN15 8JU



## Balcombe House Platt Common, Sevenoaks, TN15 8JU

Balcombe House is a brand new, 5-bedroom family home in a sought-after location. Boasting a superb attention to detail, the property benefits from a high specification throughout. Viewing is highly recommended!

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At the heart of Balcombe House is the open plan kitchen/family room with bi-folding doors leading out to the Indian sandstone patio and turfed rear garden. The handmade kitchen boasts stylish quartz worktops, a Bora X Pure induction hob with integrated extractor and Siemens appliances including oven, combi microwave oven, dishwasher, full height fridge and under counter wine fridge. Off the kitchen is the ever-practical utility room with full height freezer and back door.

Perfect for both relaxation and entertaining, the dual aspect living room benefits from French doors and a wood burning stove. To the ground floor there is also a dining room, study and w/c.

To the first floor there are 5 good sized bedrooms. Bedrooms 1 and 2 each boast an en-suite shower room and built-in wardrobes. There are two further double bedrooms, a single bedroom and a family bathroom.

To the front of the property is a turfed lawn and private block paved driveway with parking for 3-4 cars. Furthermore, there is a double garage for additional parking and storage. The access to the property is gated, which is shared between three properties.

### Photography

Images are of the advertised property.

### Disclaimer

We are sales and marketing agents for new homes. Whilst we endeavour to ensure our sales details/adverts/on-line representations etc. are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our developer client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our developer client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all measurements given are approximate. Some floor plans indicate

location of where wardrobes, beds, furniture etc. May be placed and unless separately stated do not form part of the specification. Our developer client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our developer client.