KINGS



7 Tolsey Mead

Borough Green, Kent, TN15 8EQ Freehold

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Asking Price £615,000

A well presented four bedroom detached family house with delightful rural views to rear, situated in a popular road in the village of Borough Green.

Overview

- Detached family home
- Close to village and main line station
- Four bedrooms
- Three reception rooms
- Family bathroom & ensuite
- Large garden
- Drive & double garage
- Potential to extend (subject to planning)
- No chain
- Viewing recommended



Property Description

Situated on one of the larger plots in Tolsey Mead with great kerb appeal, the approach to the house offers great parking to the drive and a double garage. A covered entrance area leads you into a welcoming hallway with downstairs cloakroom and access to all areas including stairs to the first floor. Off the hall to the right is a spacious updated kitchen with window to the front and door to the side for access to the front and rear gardens. Behind the kitchen is a good sized dining room of similar proportions to the kitchen which, if wanted, could be joined as one overall space subject to building regulations. A large sitting room sits to the rear left of the property with feature fireplace and patio doors leading onto the rear garden. Again opportunities to join up spaces or extend to the rear are all possibilities. To the front is a third reception room, ideal for a study.





Upstairs off a central landing to all four corners in a simple layout are four double bedrooms. The principal bedroom sits to the front of the house with built in triple wardrobes and en-suite shower facilities which have been recently modernised. A family bathroom sits to the rear of the plan between two bedrooms and serves the other three rooms. Simply decorated with a white bath suite and tiling. The rear garden is a great size and has been added to by the current owner as they purchased additional land to the rear. A great mix of social patio close to the house meandering pathway and mature planted borders lead to a summerhouse towards the end of the garden. Access is given to the double attached garage with power and light that could also offer great opportunity to extend or change usage.

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 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 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 left hand side. What3words: ///then.stops.codes

Property Information

Mains gas, electric, water and drainage. Council: Tonbridge & Malling, Council Tax Band F. EPC rated D.







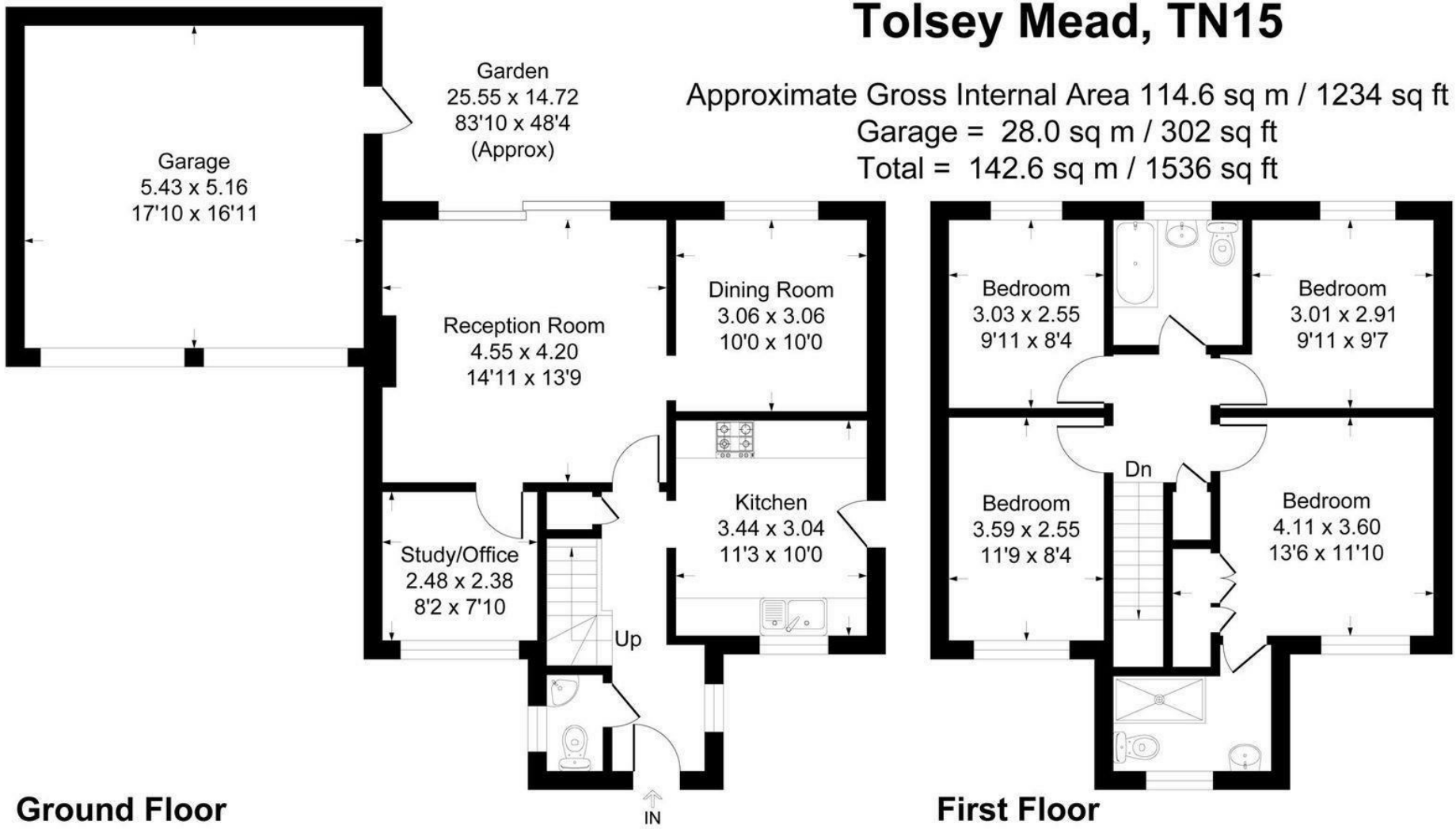






Tolsey Mead, TN15

Approximate Gross Internal Area 114.6 sq m / 1234 sq ft
Garage = 28.0 sq m / 302 sq ft
Total = 142.6 sq m / 1536 sq ft



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

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