



# Novello Close

Sevenoaks TN15 8FT

£625,000



COUNTRY HOMES

## Sevenoaks TN15 8FT

Nestled in the charming area of Novello Close, Borough Green, this immaculate link detached house offers a perfect blend of modern living and convenience. With 4 well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families or those seeking extra space.

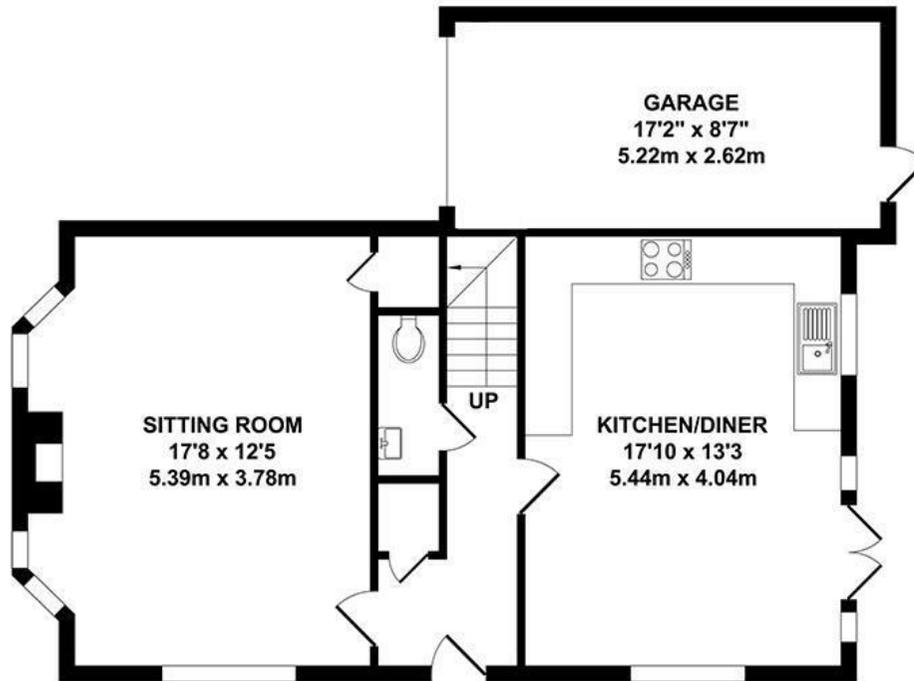
The house boasts two inviting reception rooms, one being the open plan kitchen diner, providing ample space for relaxation and entertaining. The contemporary design and high-quality finishes throughout create a warm and welcoming atmosphere. The property also features a family bathroom, ensuring comfort and privacy for all residents.

For those who value practicality, there is parking available via a drive and garage, making it easy to come and go. The location is particularly advantageous, as it is situated close to local shops, primary school and the train station, offering excellent transport links for commuters.

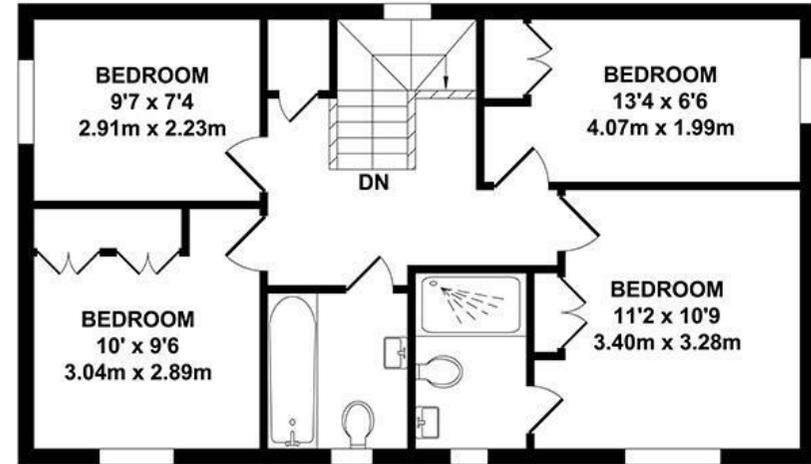
This delightful home is not only beautifully presented but also offers a lifestyle of ease and accessibility in a sought-after area. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed. Call now to view.

- Link detached
- 4 bedrooms
- Ensuite to master
- Drive and garage
- 2 receptions
- Open plan kitchen diner
- Close to shops primary school and station
- Close to Wrotham School (secondary)
- Remainder of NHBC
- Viewing encouraged





GROUND FLOOR  
APPROX. FLOOR AREA  
749 SQ.FT.  
(69.59 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
574 SQ.FT.  
(53.31 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1323 SQ.FT. (122.90 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	





## Location Map

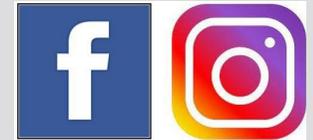
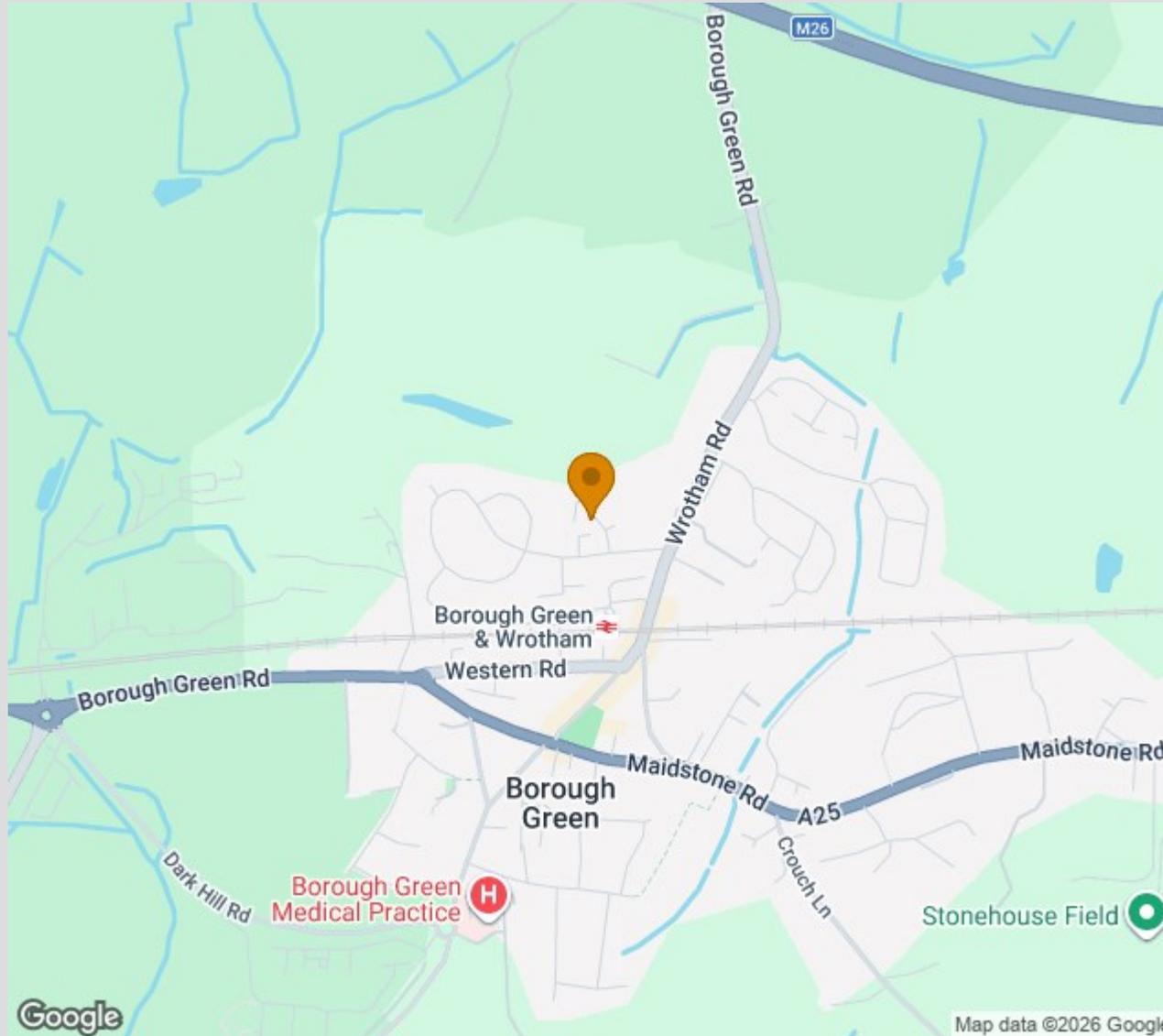
Tenure: Freehold

Council tax band: E

### Charges

Management Charge: £400 PA

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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