

Ibbett Mosely

34 Novello Close, Borough Green, Nr Sevenoaks, TN15 8FQ







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A WELLPRESENTED TWO BEDROOM SEM-DETACHED HOUSE WITH NO ONWARD CHAIN AND VERY CLOSE TO THE STATION AND VILLAGE CENTRE.

PRICE RANGE: £400,000 to £420,000 FREEHOLD (GARAGE IS LEASEHOLD 99 years)

COUNCIL TAX BAND D; EPC RATING B;

- Price Range £400,000 to £420,000
- Lounge/diner
- Double Glazed
- Council Tax Band D; EPC Rating B
- 2 Double Bedrooms 1 with en-suite
- Fitted kitchen
- Garden patio and lawn
- Family bathroom
- Garage + parking for 1 car
- A great First buy or investment

A SEMI-DETACHED House very convenient for Borough Green Station now with links to Victoria and London Bridge/Charing Cross. 2 DOUBLE BEDROOMS - 1 with en-suite, modern kitchen and bathrooms, downstairs wc. Private garden, GARAGE and PARKING. Well presented with NO ONWARD CHAIN.

Description

A superbly located 2 bedroom modern semi-detached house just a short walk from the mainline station, local shops, the high street and local primary and secondary schools.

This modern house is very well appointed and is available with no onward chain. It has been let out but the owner has decided to sell as their current long-term tenants are moving on. They have looked after the property well so it is a great opportunity for someone to move straight in.

The accommodation is arranged over two floors. Downstairs there is an entrance hall with a downstairs wc and a modern fitted kitchen. The sitting/ding room is at the back and is well proportioned with doors leading to the nicely private rear garden which has side access. Upstairs there are two double bedrooms with one having an en-suite shower room. There is also a main bathroom with window. There are far reaching views to the rear from upstairs.

The property is on the edge of this small development and it has the benefit of a garage located just over the road, along with an allocated parking space.

Location

Very convenient for Borough Green Station on the Holborn/Blackfriars/Victoria line reached in about 50 minutes and London Bridge and Charing Cross 40 and 50 minutes respectively. Range of local shops, amenities and independent restaurants and cafes. Well-favoured local primary schools and secondary schooling in Borough Green village a few minutes walk away, together with Sainsburys and Co-op

Stores.. Excellent motorway links closeby. Sevenoaks is about 6.5 miles to the west and Maidstone about 10 miles to the east. Sevenoaks about 6.5 miles with main line station on the Charing Cross line (London reached in about 32 minutes)

Additional information

NB the Garage is on a leasehold of 99 years and there is a service charge for communal maintenance of about £300.00 per annum as advised by the seller.

Directions

From Borough Green High Street proceed north passing the station on the right. Turn left into Fairfield Road and first right into Novello Cloes. The property will be found at the very end of the cul-de-sac with pedestrian access which leads to the station.



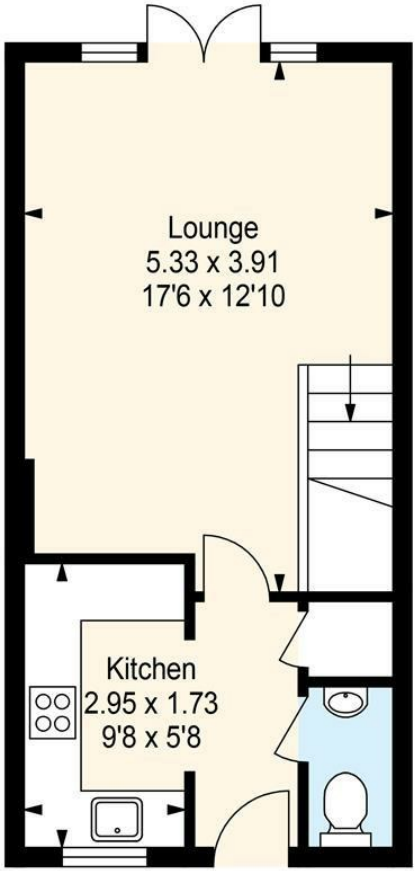




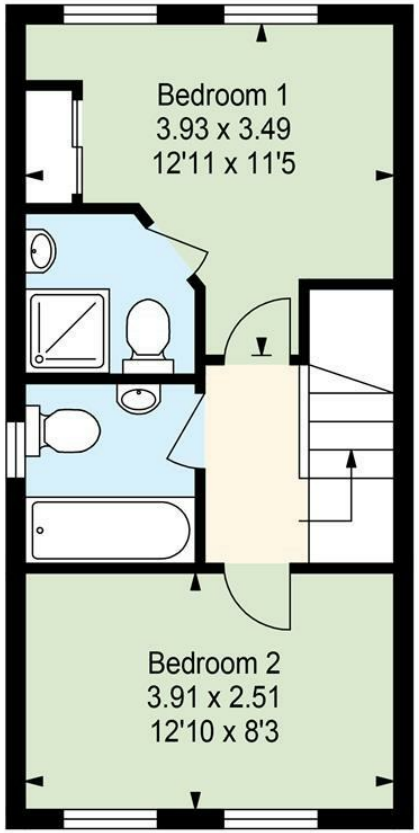


Novell Close, TN15

Approximate Gross Internal Area = 66.1 sq m / 712 sq ft



Ground Floor



First Floor

For Illustration Purposes Only - Not To Scale

Ibbett Mosely

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EPC Rating- B

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