



A delightful 1930's double bay fronted 3 bedroom detached bungalow with garden and off street parking for several cars, situated on the edge of Borough Green village.

**£550,000**    **Freehold**



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## Sevenoaks Road, Borough Green, Sevenoaks



Bedrooms: 3



Bathrooms: 1



Receptions: 2

- CHAIN FREE
- Private driveway parking
- Council tax band E
- EPC rating D
- Single garage for storage
- 0.5 miles from Borough Green Station



A very well presented 1930's bungalow with 3 bedrooms, garden and plenty of parking, situated in a convenient location on the edge of the village of Borough Green. Sevenoaks can be reached by car in 15 minutes, and it's a short walk to Borough Green station providing trains in to London. NO CHAIN.

### Accommodation:

Front door in to entrance hall, doors to 2 double bedrooms at the front of the property, both with bay windows and wooden flooring. Further bedroom to the side of the property. Family bathroom with white suite comprising WC, panelled bath with shower over with screen, hand basin with mixer tap and heated towel rail. Dining area with large window and door to side passage, tiled floor, leading in to fitted kitchen comprising oak effect wall and floor units, black laminate counter tops, plumbing for washing machine and dishwasher, integrated fridge freezer, boiler housed in matching cupboard, built in gas hob above integrated oven with grill, stainless steel sink with drainer & mixer tap. Lounge with patio doors flanked by glazed panels, leading on to patio and garden. The property is double glazed throughout and has a 'Ring' alarm system.

### Outside:

The garden is approx. 37ft long comprising a lawn area and edged by mature shrubs, there is a garage at the side (not accessible for cars) and a garden shed. Driveway parking for 3-4 vehicles.

### UTILITIES AND KEY INFORMATION

Mains gas/electricity/water/sewerage

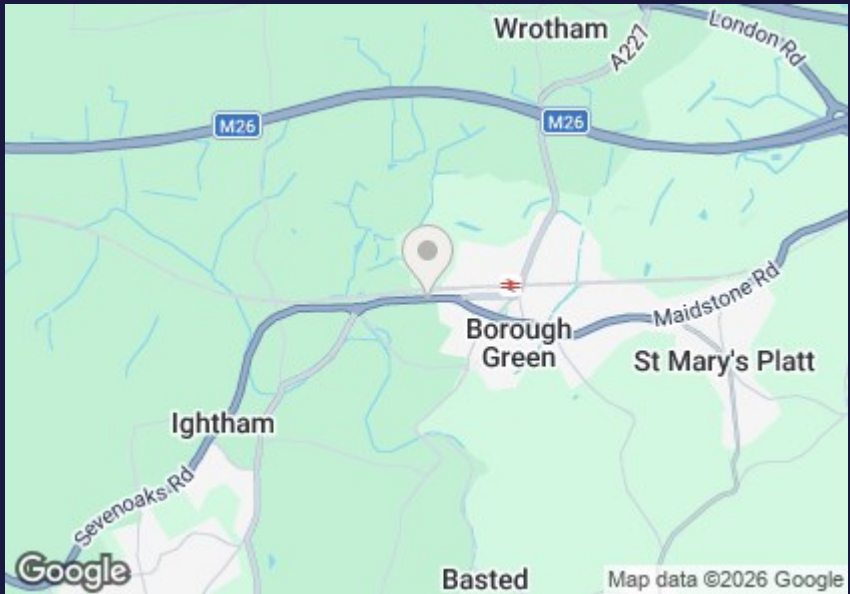
Heating: mains gas

Local authority: Tonbridge and Malling borough council

Council Tax Band: E







From Sevenoaks head east along the A25 to Borough Green. 102 can be found on the left hand side on the approach in to the village.



Approximate Gross Internal Area 88.5 sq m / 953 sq ft



| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>67</b> | <b>84</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |



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