



Ibbett Mosely

136 Maidstone Road, Borough Green, Kent, TN15 8HQ



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**A VERY WELL PRESENTED SEMI DETACHED HOME OF CHARACTER WITH A SOUTH FACING REAR GARDEN, THREE DOUBLE BEDROOMS AND SPACIOUS OPEN-PLAN LIVING PLUS PARKING AND MUCH MORE**

**GUIDE PRICE £600,000 FREEHOLD**

**COUNCIL TAX BAND E; EPC RATING D**

- Character Semi- Detached House
- Family Bathroom with Shower
- Convenient for High Street, Easy access to Station
- Council Tax Band E; EPC Rating D
- Well Presented Throughout
- Versatile Open-Plan Living Space
- Garage/Office Space
- 3 Double Bedrooms (main en-suite)
- Modern Fitted Kitchen
- South Facing Rear Garden

This property is truly a gem, combining classic charm with modern amenities in a sought-after location. Whether you are looking for a family home or a place to entertain, this house is sure to meet your needs and exceed your expectations. Don't miss the chance to make this wonderful property your own.

### Description

Set in a tucked away, elevated spot close to the heart of Borough Green, this charming semi-detached house presents an exceptional opportunity for those seeking a spacious and comfortable home. It is set back from the road along a private shared drive, offering a sense of peace and privacy. Additionally, the location is highly convenient, with Borough Green train station just a short walk away, providing direct lines to major London stations for commuters.

This delightful 1930s extended property is set over three floors and boasts three double bedrooms including a superbly appointed main bedroom with

en-suite shower plus a family bathroom and downstairs wc. It has open-plan living accommodation which readily divides into three reception rooms.

As you enter, the hallway seamlessly connects the reception rooms, then you are greeted by a lovely open-plan living space that creating a warm and inviting atmosphere whilst still providing distinctly individual areas that offer flexible uses. The kitchen area opens to a dining/living space so is perfect for family meals and gatherings. The property is equipped with gas central heating and double glazing, ensuring warmth and comfort throughout the year.

Outside, the garage has been converted to provide useful storage at the front and an office to the rear. The south-facing rear garden is a delightful outdoor space, ideal for enjoying sunny days and hosting barbecues. Parking is available to the front with space for several cars.

### 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).

### General Property Information

Mains gas, electric, water and drainage.

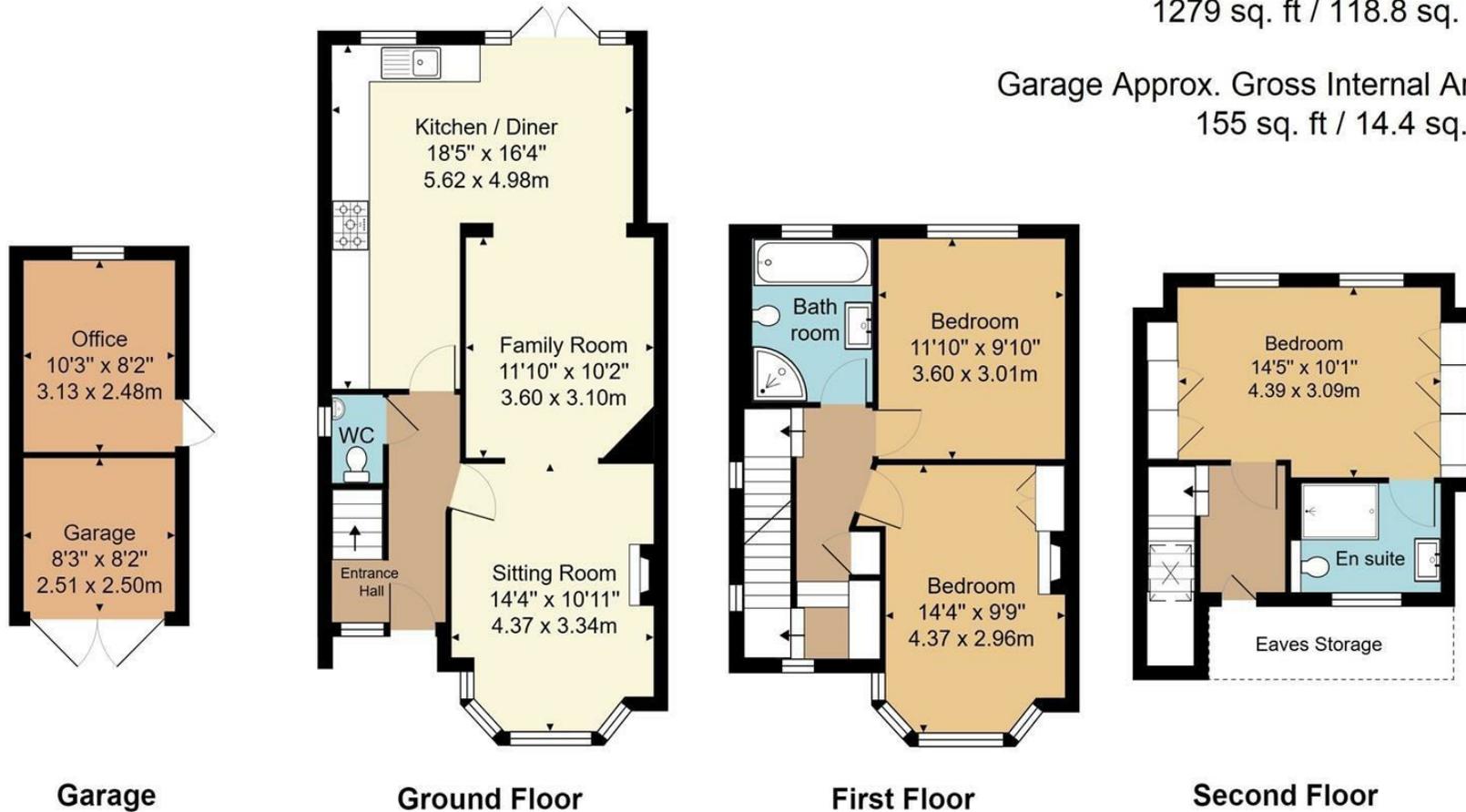
Council: Tonbridge & Malling - Council tax band E

EPC rated D.



House Approx. Gross Internal Area  
1279 sq. ft / 118.8 sq. m

Garage Approx. Gross Internal Area  
155 sq. ft / 14.4 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

EPC Rating- D

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