



## 20 Greenlands

Platt, Sevenoaks, TN15 8LL Freehold



Asking Price £825,000

**A deceptively spacious extended detached house with potential to extend further (subject to obtaining relevant consents), delightful rural views, and pleasant southerly facing rear garden, located in a popular cul-de-sac in the sought-after village of St Mary's Platt.**

### Overview

- Sought after road in village location
- Well appointed detached family home
- Three double bedrooms
- Four reception rooms
- Kitchen/breakfast room
- Family bathroom
- Garage & driveway
- Cloakroom & utility room
- Large garden backing onto fields
- Viewing highly recommended

### Property description

This attractive detached family home is situated on one of St Mary's Platt most popular roads. The property is located on a favoured position with stunning views to the rear overlooking the fields. The property has been extended and offers buyers great ground floor accommodation including entrance hallway, four reception rooms including a main living room, formal dining room, study and family room that overlooks the garden. The kitchen/breakfast room offers a full range of wall and base units and is large enough to house a small dining room table. Modern comforts are also catered for with the utility room and cloakroom. The first floor offers three well appointed double bedrooms with the two larger ones having fitted wardrobes. The bedrooms are served by the family bathroom. The garden is a feature of this home and starts with large patio which would be a wonderful area to entertain and enjoy the large lawned garden. The front of the property offers parking for many cars and leads to the garage.



### Location

St. Mary's Platt is a popular village with a primary school, public house, church and two recreation grounds. The nearby village of Borough Green 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 Borough Green office: Head west on Western Road/A227, at the roundabout, take the 1st exit onto

Sevenoaks Road/A25, continue to follow A25, turn right onto Long Mill Lane, turn right onto Greenlands, turn left to stay on Greenlands, destination will be on the right. what3words location finder: [///ropes.think.secure](https://www.what3words.com/location/ropes.think.secure)

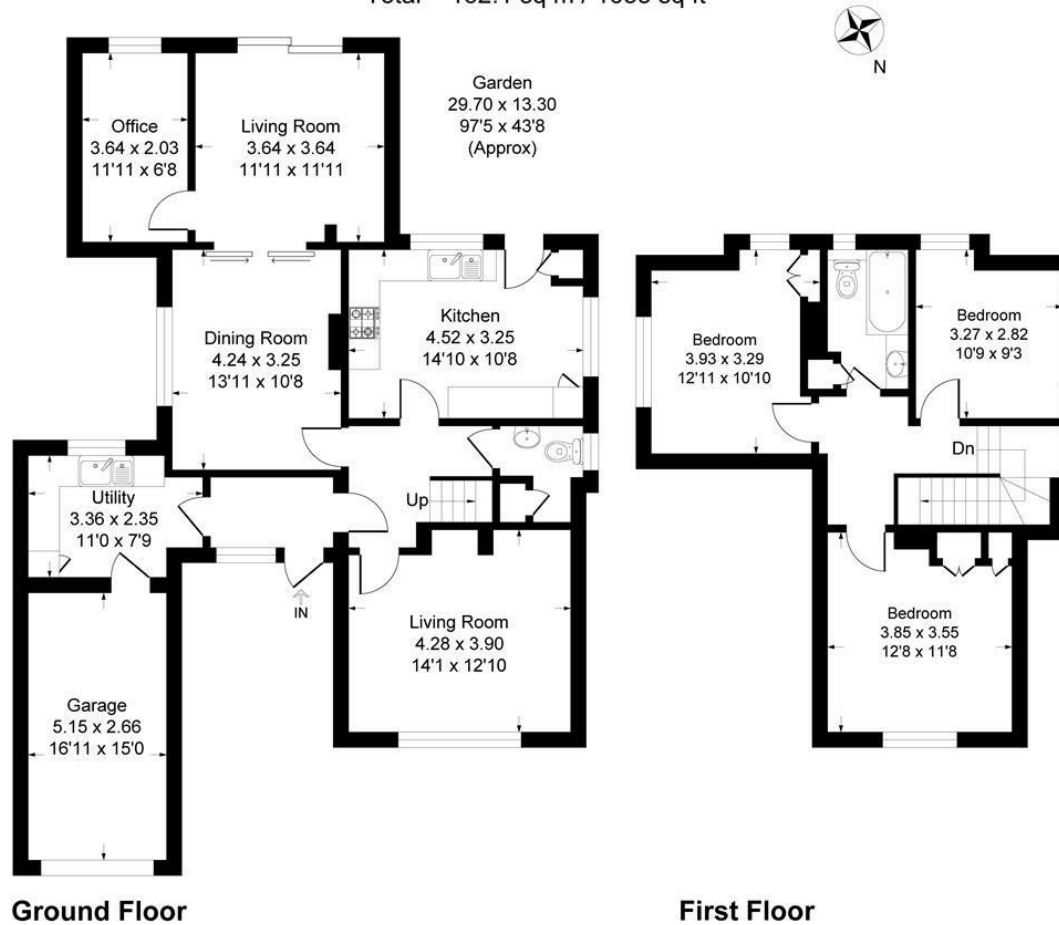
### Property information

We have been advised by the vendor that the property is connected to mains gas, water, waste and electricity. Council tax band F. The local authority is Tonbridge and Malling.



# Greenlands, TN15

Approximate Gross Internal Area = 138.5 sq m / 1491 sq ft  
Garage = 13.6 sq m / 147 sq ft  
Total = 152.1 sq m / 1638 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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