



## 6 Minters Orchard

Platt, Sevenoaks, TN15 8JB Freehold

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Offers In Excess Of £650,000

**\*\*\*PRICE GUIDE £650,000 - £675,000\*\*\***

**A superbly presented and attractive link detached house, situated in a popular cul-de-sac in the sought after village of St Marys Platt.**

#### **Overview**

- Well-Presented & Spacious Link Detached Home
- Tucked-Away In Popular Cul-De-Sac
- In the Sought-After Village of St Mary's Platt
- Sitting Room & Garden Room
- Kitchen Open Plan To Dining Room
- Master Bedroom with En-suite Shower Room
- Three Further Bedrooms
- Family Bathroom & Cloakroom
- Garden
- Garage & Parking

#### **Property Description**

The accommodation is arranged over two floors and has been well maintained by the current owners.

Starting on the ground floor the entrance porch opens to a great size kitchen/diner with a kitchen area that offers a full range of fitted units. This open plan to the dining room making it a great hub of this home. To the rear you have large reception with feature fire place and stove. There to set of french doors one opening to the garden with second opening to the fully glazed conservatory that is enjoyed by the vendors all year round. Modern comforts are catered for with the cloakroom and utility room that can be also found on the ground floor.



Upstairs the light and airy landing has an airing cupboard and hatch to the loft. There are four bedrooms, the master being en-suite with a shower room. The family bathroom has a modern suite including an over-bath shower and screen. Outside, there is a driveway leading to the single garage and providing additional off-road parking. To the rear garden has a private aspect and has a decked terrace leading to lawn with flower and shrub borders.

#### Location

Minters Orchard is on the edge of Platt village, close to the boundary with Borough Green. St Mary's Platt is a

sought-after village with a thriving local community, parish church, popular pub and much favoured primary school. There are lovely country walks on the doorstep. Nearby Borough Green has an excellent range of shops and amenities for everyday needs with further facilities and schooling available in Sevenoaks to the west. Borough Green mainline station has popular commuter services to London. There are good road links to Wrotham Heath giving access to the M20/M25 and M2 motorway networks.

#### Viewing Arrangements

Strictly by prior appointment with Kings

#### Directions

From our Borough Green office, head north towards Western Rd/A227, turn left at the roundabout onto the A25, turn left onto Minters Orchard, destination will be on your right. What3words: location finder [///lower.boxing.atom](http://lower.boxing.atom)

#### Property Information

Connected to mains gas, electricity, water and waste. Tonbridge and Malling council tax band F. The property is freehold, double glazed has gas central heating and is built of standard construction. The solar panels generate 1500 KWH per year (TBC).

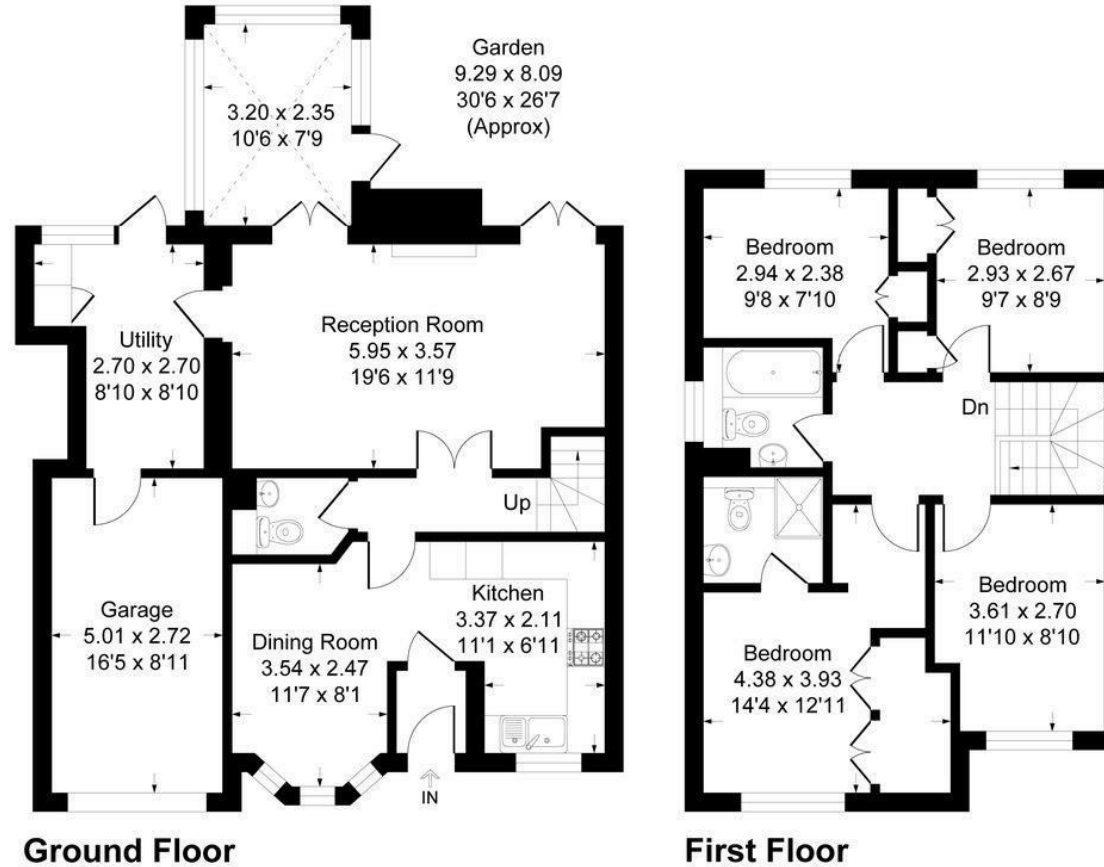


# Minters Orchard Platt, TN15

Approximate Gross Internal Area = 124.7 sq m / 1343 sq ft

Garage = 13.6 sq m / 147 sq ft

Total = 138.3 sq m / 1490 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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