



## 32 Novello Close

Borough Green, Sevenoaks, TN15 8FQ Freehold



Asking Price £425,000



Tucked away in a cul-de-sac, Kings are delighted to offer for sale this attractive, modern and superbly presented two bedroom semi-detached house with modern refinement, parking and a garage. Conveniently located within walking distance to Borough Green town and only a six minute walk to the train station offering direct services into central London.

### Overview

- Cul-De-Sac Location
- Two Bedrooms
- Two Bathrooms
- Walking Distance to the Train Station
- Garage Included
- Integrated White Goods
- Less Than 10 Years Old
- Perfect for First-Time Buyers
- Desirable Location
- Gas Central Heating & Double Glazing

### Property Description

A rare opportunity to acquire this two bedroom two bathroom semi detached property within short walking distance to the train station and high street. Well appointed rooms with deceptively spacious accommodation and modern refinement to offer the lucky buyers a most convenient move with the advantage of parking including a garage. In principle the property offers an entrance hall with access through to a useful cloakroom to your left and a modern fitted kitchen to your right with integrated white goods. Step into the living area to find space for a dining table along with seating area with French doors onto the rear garden. To the first floor two well appointed bedrooms, one with en-suite and a family bathroom. The garden is found with patio and lawn enclosed with timber fencing and benefits from the remainder of a 10 year NHBC.



## Location

The charming village of Borough Green offers a wealth of amenities, including a diverse selection of shops, restaurants, takeaways, a pub, bar, café, and coffee shops. Additionally, there are essential services such as a primary school, churches, doctors, dentists, and the well-regarded Reynolds Retreat, which features a gym, country club, and spa. For outdoor recreation, there is a park with a playground, tennis courts, a basketball court, a skate park, football pitches, and a bowls club. Borough Green also benefits from a railway station with direct services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), as well as to Maidstone and Ashford.

The village is surrounded by three historic, picturesque villages—St Mary's Platt, Wrotham, and Igtham—each offering at least one pub, church, primary school, and park. The historic market town of West Malling, with its variety of shopping and leisure options, as well as a mainline railway station, is approximately 5.5 miles away. Similarly, the historic town of Sevenoaks, known for its broad range of shopping, leisure facilities, and both state and private schools, including grammar schools and the esteemed Sevenoaks Public School, is about 6.7 miles away. Sevenoaks also offers a mainline station with services to London Bridge (from 23 minutes). Bluewater Shopping Centre lies approximately 13.5 miles from Borough Green, and both the M25 and M20 motorways are easily accessible within just 2.4 miles.

## Viewing Arrangements

Viewings are strictly by appointment only via Kings.

## Directions

From our Borough Green office: Head north towards Western Rd/A227, turn left onto Western Rd/A227, at the roundabout, take the 3rd exit and stay on Western Rd/A227, continue to follow A227, turn left onto Fairfield Rd, turn right. what3words location finder: [:///spare.clots.tells](https://www.what3words.com/location/:///spare.clots.tells).

## Property Information

Mains gas, electric, water and drainage. Tonbridge and Malling Council band D. EPC rated B.





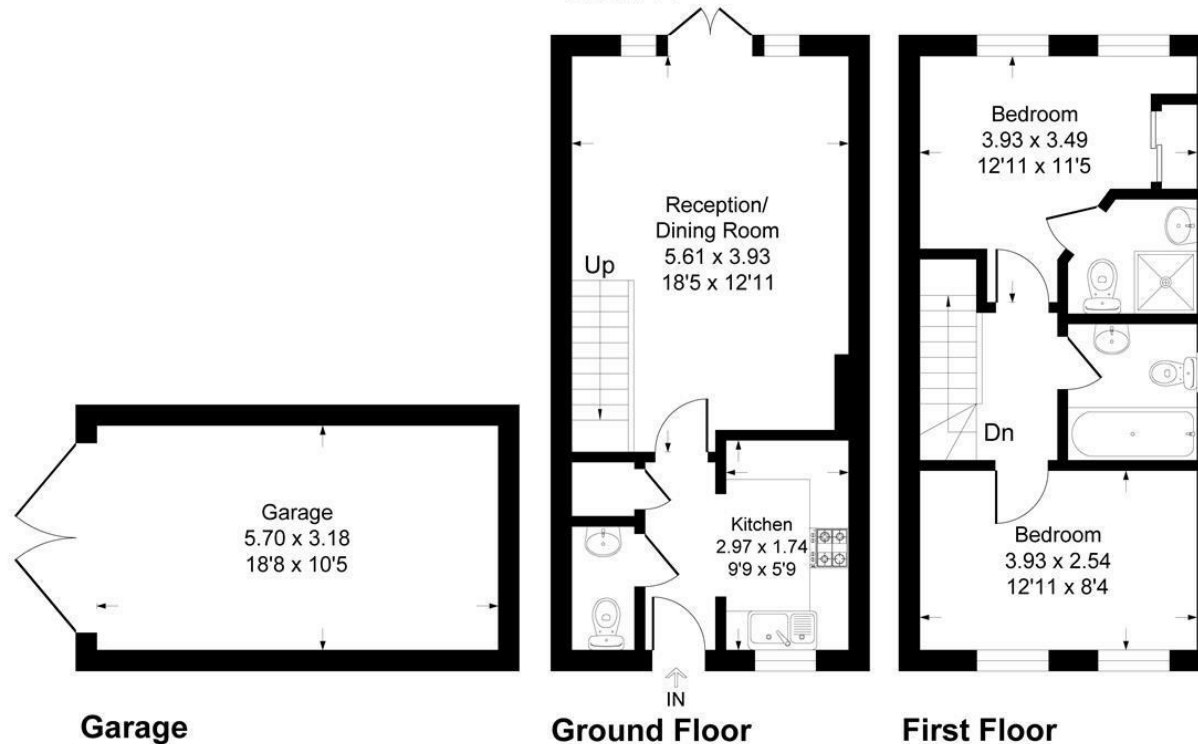
# Novello Close, TN15

Approximate Gross Internal Area 66.1 sq m / 712 sq ft

Garage = 18.1 sq m / 195 sq ft

Total = 84.3 sq m / 907 sq ft

Garden  
9.69 x 4.29  
31'9 x 14'1



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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