KINGS

7 Rock Road

Borough Green, Kent, TN15 8RD Freehold

2 1 2 E

Price Guide £350,000

A well presented charming end-of-terrace Victorian cottage conveniently located close to the heart of the village of Borough Green.

Overview

- Guide price £350,000 To £375,000
- End Terrace Victorian Cottage
- Kitchen
- Sitting/Dining Room
- Two Bedrooms
- Large Bathroom
- Period Features
- Front and Rear Gardens
- Cloakroom
- Chain Free

Property Description

If you are searching for a home full of character, finished to a high standard and conveniently located, this two-bedroom Victorian terrace is sure to impress!! From the moment you step inside, the property's excellent condition is immediately evident. Ideal for those who prefer a ready to move-in home without the need for DIY or additional expense, this house offers a hassle-free transition. Further benefits include double glazing, generous ceiling heights and gas central heating throughout. The property features a well-proportioned double reception room, complete with two feature fireplaces with one having a wood burning stove. The kitchen itself is fitted with a comprehensive range of units and ample worktop space, providing both functionality and convenience. To the rear of the ground floor you will find the utility room and cloakroom.

Upstairs, there are further pleasant surprises to be found. Unusually for a property of this age, the bathroom is located on the first floor and is fitted with a modern white suite and walk-in shower. The principal bedroom is positioned at the front of the property and is a superb double room. The second bedroom is also a well-proportioned double, offering flexible accommodation. Externally, there is a good-sized and well-maintained rear garden. It provides ample space for children to play, as well as a great setting for relaxing or entertaining, making it a real asset to the home. The garden has a large side access to the front and storage shed to the rear. Parking is available on-street, with permits obtainable from the local council, allowing residents to use nearby permit bays as well as the car park on Western Road, located only a few hundred yards from the property.

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).

Viewing Arrangements

Strictly by prior appointment with Kings.

Directions

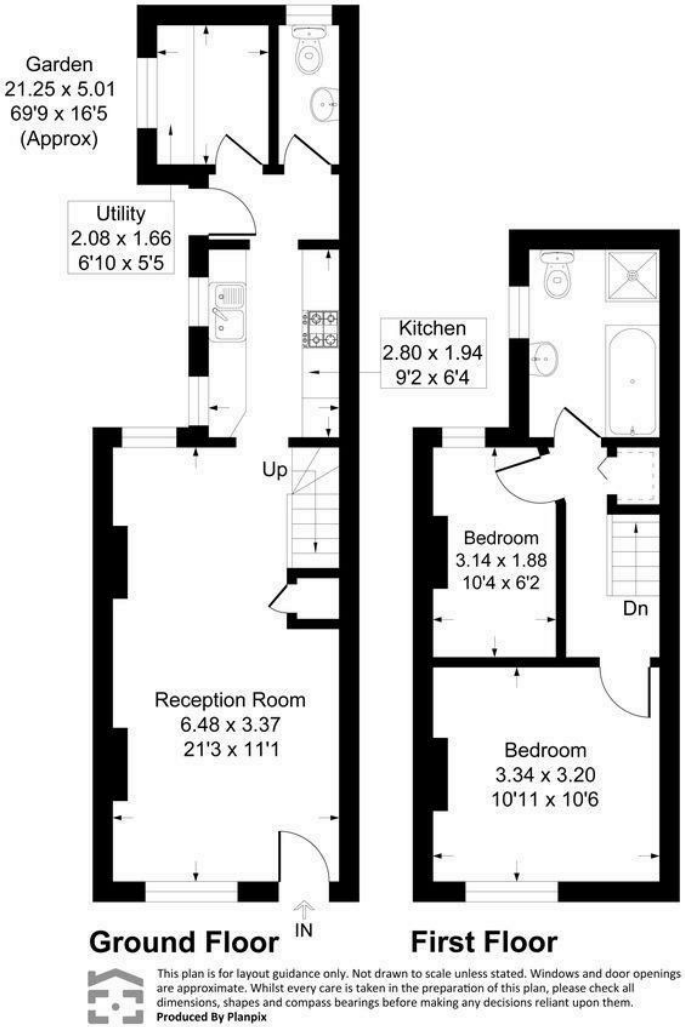
From our Borough Green office: head west on Western Road/A227, at the roundabout, take the 1st exit onto Sevenoaks Road/A25, turn right onto Rock Road. Destination will be on the right. what3words location finder: ///calm.gladiators.bars

Property Information

Mains gas, electric, water and drainage. Council: Tonbridge & Malling. EPC rated E. Council tax band C

Rock Road, Borough Green, Sevenoaks, Kent, TN15

Approximate Gross Internal Area 63.2 sq m / 681 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

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

51 Western Road, Borough Green, Kent, TN15 8AN
T: 01732 885585

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk