



## 6 The Ferns

Platt, Kent, TN15 8JF Freehold



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Asking Price £800,000

**Rarely available four bedroom detached family home that is located in a sought after, executive style cul de sac comprising of just six houses. Located in the popular village of St Mary's Platt the property has been updated by the current owner and is offered for sale with no chain.**

### Overview

- Four double bedroom detached family house
- Open plan kitchen diner
- Large conservatory
- Beautiful gardens
- Ensuite to principal bedroom
- Popular St Mary's Platt village
- Double garage & drive
- Immaculately presented
- Close to local schools
- Viewings recommended

### Property Description

A quality house originally built by Berkeley Homes over 30 yrs ago and set on a pleasant cu de sac of six neighboring properties. Offering a good sized drive for multiple cars leading to a car port and double garage that is great both for you and your visitors. The landscaped front garden and pathway lead to the covered entrance that opens to the welcoming hallway. A nice open space that sets the tone for the house offering access to the downstairs cloakroom and stairs with under storage space. To the left and running from front to back is the large modernized kitchen diner. This has been opened up by the current vendor from what was three separate rooms and now provides the modern solution with open plan living. The fitted Kitchen to the rear is of good quality and most of the integrated white goods will remain. The dining space to the front is a light and bright area and fits a good sized table to enjoy breakfast lunch and dinner.

Windows to front and back pour light into the space and a side door gives one of two access points to the garden. A separate, more formal dining area is also provided and offers flexibility of use as a study if all bedrooms are required. This also has good light from the rear garden opening into the main reception space. The sitting room is of good proportions with a feature fireplace sitting centrally against the outside wall. Bifold doors lead out to the stunning addition of a conservatory with the popular gabled Victorian styled roof and wooden effect flooring.



A fantastic additional space that the vendor uses daily looking out over the garden and gives even more space for a sprawling family.

Upstairs, off a central hallway the house fulfils its family home status with four double bedrooms. The principal bedroom benefits from a bank of wardrobes across one of main walls and ensuite facilities with large walk in shower. The bedroom is of good size to fit in a dressing table and lots of space around a good sized bed. This is situated to the rear of the house and all bedrooms are well positioned in four corners of the house most with built in storage and wardrobes. A family bathroom with bath and shower over modernized in recent years provides the other three bedrooms.

Externally the house has a beautiful garden that has been so well looked after by the vendor with feature plants and borders, a social patio area sits centrally in the garden. Access to the double garage with a side door that has power and light. Side access from the garden to the front drive is provided.

#### Location

St Mary's Platt - 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 is on the Victoria

line and now has direct access to the city with popular commuter services. There are good road links to Wrotham Heath giving access to the M20/M25

#### 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, turning right onto The Ferns and the property is the first on your left.

#### Property Information

Property is connected to mains gas, electric, water and drainage. EPC rated D. Council tax band F. Tonbridge & Malling council.

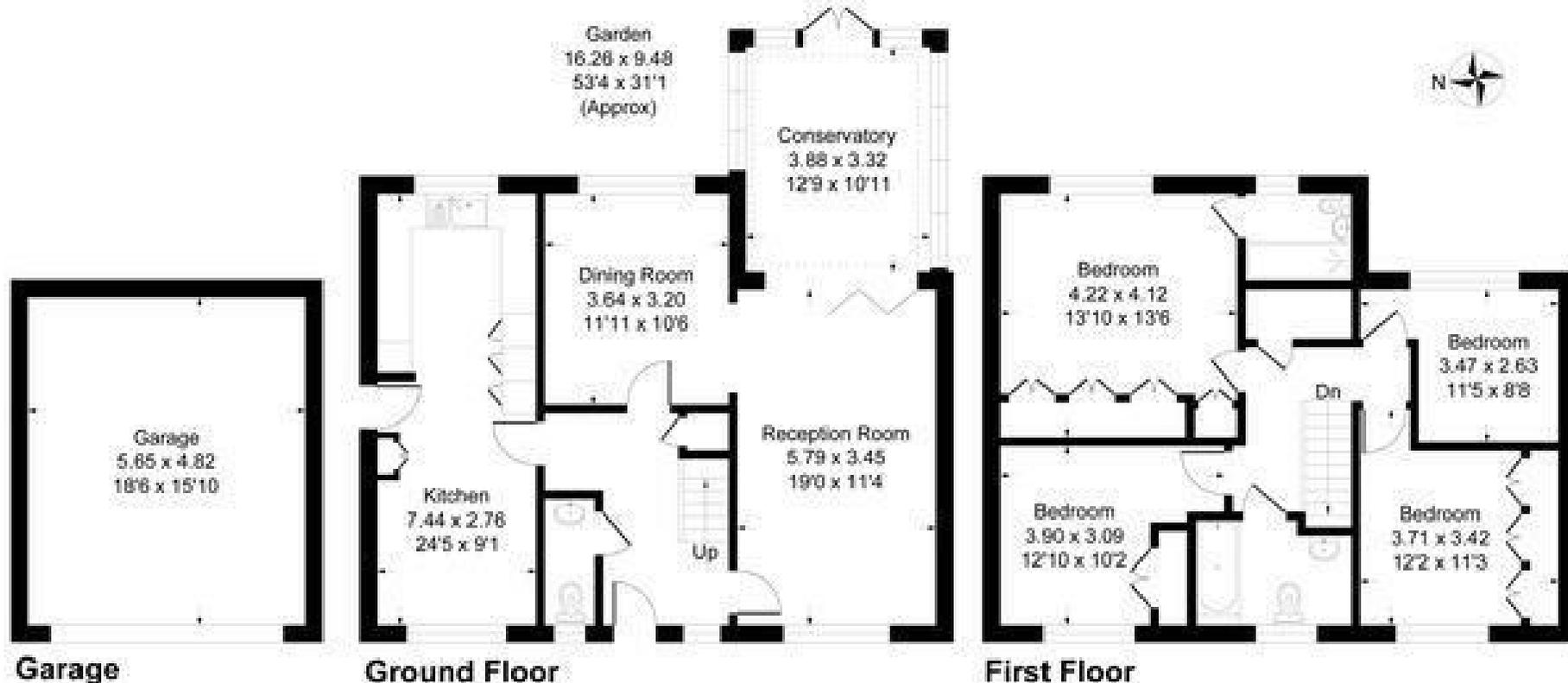


# The Ferns, TN15

Approximate Gross Internal Area 146.4 sq m / 1577 sq ft

Garage = 27.2 sq m / 293 sq ft

Total = 173.6 sq m / 1870 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.  
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