



## 7 Crowhurst Road

Borough Green, Sevenoaks, TN15 8SH Freehold



Offers In The Region Of  
£500,000

**We are delighted to present this extended three bedroom semi-detached home which is available to the market for the first time in over 50 years. The property is located in a popular and sought after road within easy walking distance of the village centre and mainline station.**

### **Overview**

- No onward chain
- Highly desirable location close to amenities
- Sitting room
- Fitted kitchen
- Dining room
- Garden room
- Three bedrooms
- Garage & drive
- Great size garden
- Viewing Recommended

### **Property Description**

Although the property would benefit from some cosmetic updating it has been well-looked after and well-maintained by the current owners. As you enter the property you will find a bright and sunny lounge to your right. Glass doors separate this spacious room from the dining room. The home was extended some years ago and there is now a large garden room at the rear of the property which provides additional living space. Patio doors lead out to the fully enclosed easterly facing rear garden.

The garden is mainly laid to lawn and there are borders stocked with mature plants and shrubs. The kitchen is located at the rear of the property and has a good selection of units proving plenty of storage space. There is access out to the garden.



Upstairs you will find three bedrooms. The master bedroom is located at the front of the property and has a good selection of fitted wardrobes. The second double bedroom also has built in wardrobes and overlooks the garden. The third bedroom is a single room. All bedrooms are served by the family bathroom which has a bath and shower over.

### Location

The area that this home sits in just increases the demand by being so peaceful and quiet and yet convenient for everything. If you commute to London then using the little cut through in McDermott Road

will make your walking time to the station around 10 minutes. Battling the traffic and high parking charges will be a thing of the past. The same is said if doing the school run and you are lucky enough to have your children attend the popular Borough Green Primary school. Getting to the shops in the High Street for your day to day shopping is just as easy also.

### Viewing Arrangements

Viewings are strictly by appointment only via Kings.

### Directions

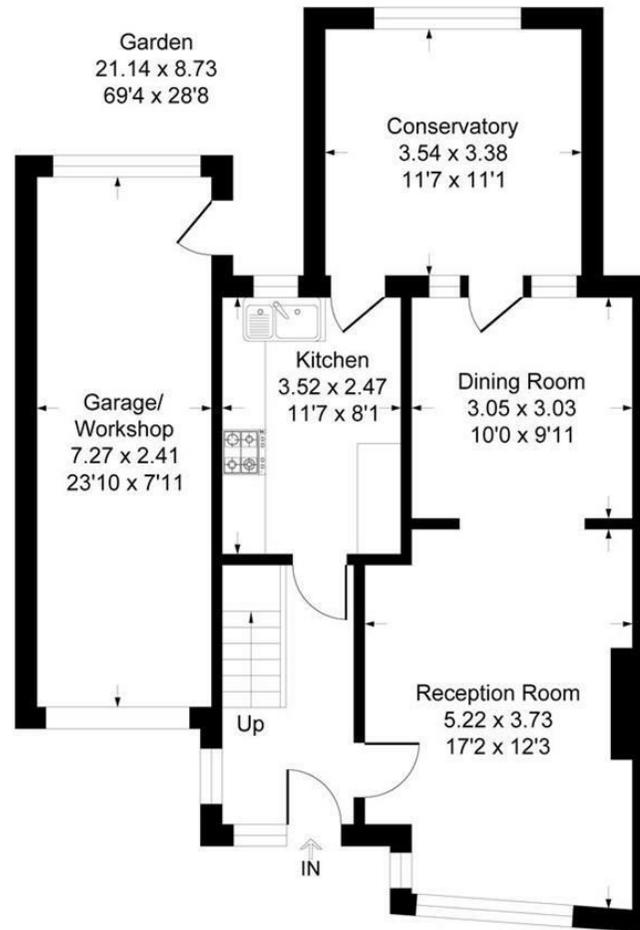
### Property Information

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

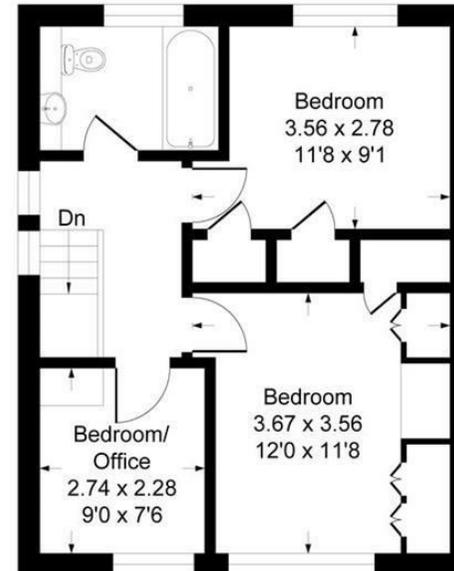


## Crowhurst Road, TN15

Approximate Gross Internal Area  
98.2 sq m / 1058 sq ft  
Garage = 17.5 sq m / 189 sq ft  
Total = 115.7 sq m / 1247 sq ft



Ground Floor



First Floor



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](mailto:boroughgreen@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

