



## 41 Lingfield Road

Borough Green, Kent, TN15 8HJ Leasehold



Offers Over £240,000

**A spacious ground floor maisonette comprising sitting room, kitchen, two bedrooms and bathroom. Front & rear gardens and garage. Located at the end of a cul-de-sac in the popular village of Borough Green. The property is in need of modernization and offered with no onward chain.**

### Overview

- Ground Floor Maisonette
- In Need Of Updating
- Kitchen
- Sitting Room
- Two Bedrooms
- Bathroom
- Gas Fired Central Heating
- Double Glazing
- Front & Rear Gardens
- Chain Free

### Property Description

Located at the end this pleasant cul-de-sac is this ground floor maisonette. The accommodation is in need of updating but offers great space and scope. The property starts with entrance hall with storage cupboards, sitting room, two good size bedrooms, bathroom with white suite comprising: bath with shower above, WC and wash basin. The kitchen has wall and base units, worktops with inset sink and door out to the private rear garden. The property also benefits from double glazing, gas central heating, front garden, paved rear garden, en-bloc garage. Offered chain free.



### 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

Viewings are strictly by appointment only via Kings.

### Directions

From our office turn left onto Western Rd/A227 At the roundabout, take the 1st exit onto Sevenoaks Rd/A25 Continue to follow A25 Turn left onto Crow Hill Rd Turn right onto Lingfield Rd Destination will be on the left What 3 Words - [///chip.calls.moment](https://chip.calls.moment).

### Property Information

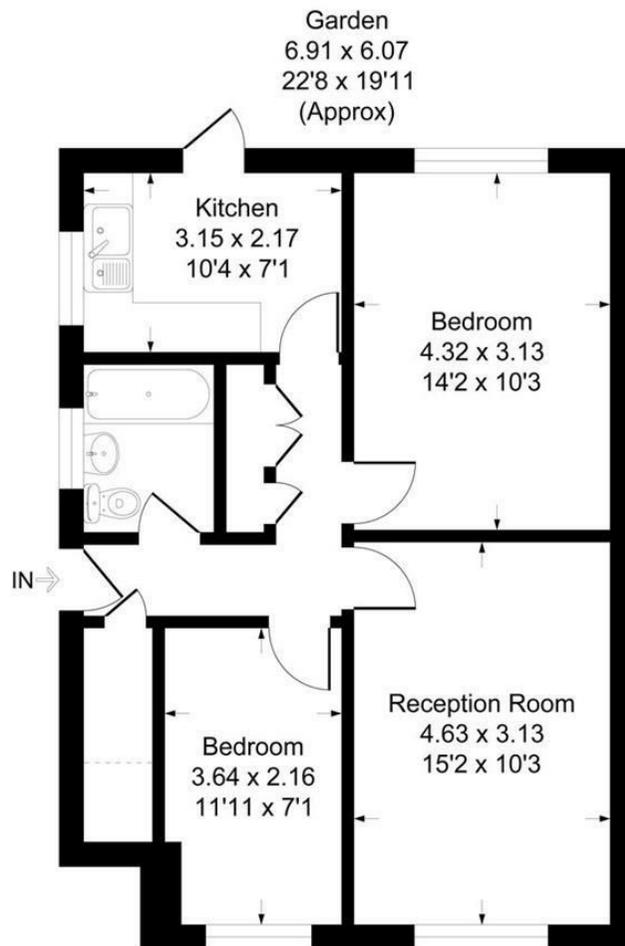
Property is connected to mains gas, electric, water and drainage. EPC rated C. Council tax band C. Tonbridge & Malling council. We have been advised by our client there is 943 Years remaining on the lease. The ground rent is £458.10 per year and building insurance is £380.12

We recommend that your Solicitor should verify the above information.



# Lingfield Road, TN15

Approximate Gross Internal Area 57.5 sq m / 619 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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