



## 2 Monckton Road

Borough Green, Kent, TN15 8SD Freehold

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Price Guide £435,000-£450,000



**Guide price £435,000 - £450,000 A well positioned Gough Cooper semi detached house close to the park enjoying a bold corner plot on the fringe of a cul-de-sac within this highly sought after residential location.**

#### Overview

- Gough Cooper semi detached house
- Three well appointed bedrooms
- Open plan dual aspect kitchen/diner
- Living room with wooden parquet floor
- Modern first floor bathroom w.c
- Bold corner plot
- Enclosed rear garden with astro turf
- Large 21ft cabin with great scope for a home office
- Close to local park, village shops and mainline train station

#### Description

An attractive Gough Coper Semi detached house with natural potential for extension that enjoys well a appointed layout with Canopied entrance porch, hallway that leads into the sitting room with wooden parquet floor. A modern open plan kitchen/diner together with three well appointed bedrooms to the first floor a modern bathroom w.c. The property has been improved in recent years by the current owners with the advantage of replacement windows, rewiring and modern boiler with hive heating system. Externally wrap around front to back with a nice enclosed rear garden and the addition of a 21ft outbuilding with great potential to be a home office.



### Location

The property is found within a highly sought residential estate close to the local recreation ground. Borough Green offers a variety of shops, restaurants, public house, bar, churches, dentists, doctors, popular primary school, Reynolds Retreat (Health Club, Country Club and Spa and main line station (with services to London Bridge/Cannon Street/Charing Cross as well as Victoria, Blackfriars, Maidstone and Ashford International). Sevenoaks town centre, with its comprehensive range of shopping and leisure facilities and main line station is approximately 6.5 miles away. Access to the M20/M26 (leading to the M25) is approximately 1.8/2.4 miles away.

### Canopied entrance porch

Double glazed entrance door

### Entrance hall

A light entrance hall with carpeted stairs to the first floor and connecting door through to

### Sitting room

13'10 x 13'9

Large double glazed window to front with attractive wooden parquet floor, central fireplace and two radiators and connecting door leading into

### Kitchen/diner

The dining area (9'6 x 9'5) offers ample space for dining table and chairs and enjoys a light dual aspect and open plan theme into the modern fitted kitchen (9'5 x 8'10) with views onto the rear garden and a modern range of fitted units with fitted electric hob, extractor and oven together with space for fridge/freezer and space and plumbing for washing machine and dishwasher and part glazed door leading onto the rear garden.

### First floor landing

A half galleried landing with double glazed window to front, access to the loft and airing cupboard with doors leading off to

### Bedroom one

11'10 x 11'1

Double glazed window to front with seasonal views onto the local park and bowling green, built in cupboard, radiator and carpet as laid

### Bedroom two

10'7 x 9'

Double glazed window to rear overlooking the rear garden and seasonal views onto the local park, radiator built in cupboard and carpet as laid

### Bedroom three

9'3 x 7'6

Double glazed window to front, radiator and carpet as laid

### Bathroom w.c

Twin opaque windows to rear with a modern suite offering panel enclosed bath, with electric shower over. Vanity wash hand basin, low level w.c and heated towel rail

### Gardens

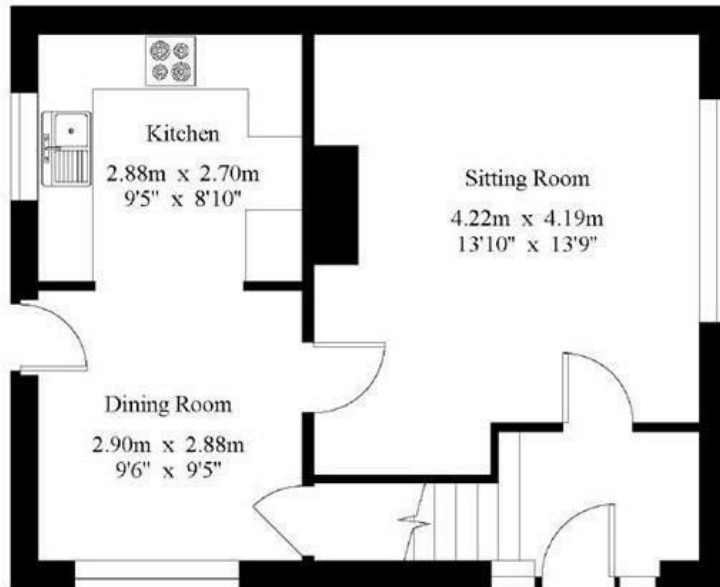
The property offers a corner plot of gardens that sweep from front to side and are laid to lawn. The rear garden is enclosed with close board timber fencing and is laid to astro turf with mature borders and a large 21ft x 10ft outbuilding with glazed door and windows, offering natural scope for a home office, storage or recreational usage.



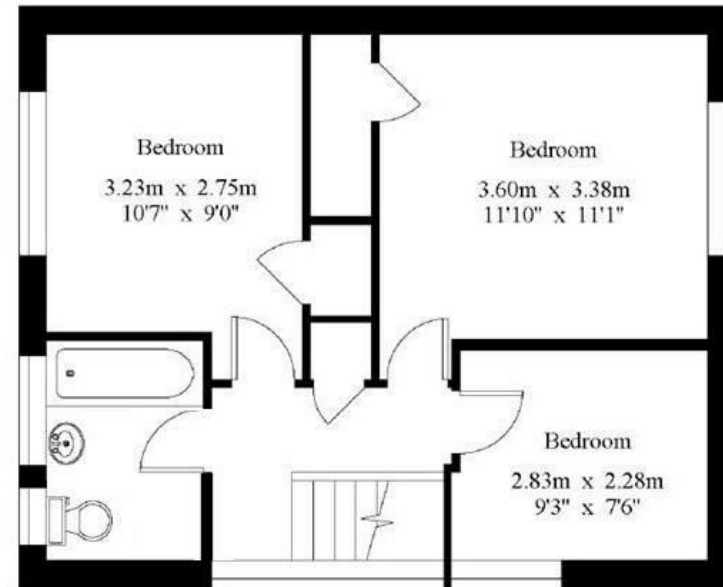


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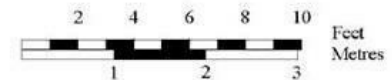
Gross Internal Area : 83.0 sq.m (893 sq.ft.)



Ground Floor



First Floor



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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)

