KINGS

2 Hazelbourne Avenue

Borough Green, Sevenoaks, TN15 8FN Freehold

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Guide price £525,000 to £550,000

A beautifully presented semi detached home offering excellent space, modern finishes and located on the highly desirable Hazelbourne development.

Overview

- Guide price £525,000 to £550,000
- Stunning semi detached home
- Planning permission granted for a two storey extension
- Kitchen/diner
- Three bedrooms
- Family bathroom & en suite to master
- Cloakroom/utility
- Garage with drive
- Landscaped low maintence rear garden
- Home gym

Property Description

This home has undergone much improvement by the current owners. As you can see from the photos each room offers a modern design and all are appointed to a high standard. The property starts with an inviting entrance hall, a cloakroom/utility room, a comfortable sitting room, and a spacious open-plan kitchen and dining area—perfect for modern family living and entertaining. Upstairs, the first floor features a generous master bedroom complete with en suite shower room, two additional well proportioned bedrooms, and a contemporary family bathroom. Externally, the home benefits from an enclosed landscaped rear garden with a south facing aspect, a single garage half of which has been converted into a home gym. The driveway provides off-road parking to the side of the property. We have been made aware by the vendors that the property has planning permission for a two storey side extension.

Location

Hazelbourne backs onto woodlands and fields and is located on the edge of Borough Green towards Ightham. The development benefits from two children's play areas and is walkable to Borough Green offering many local amenities including 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

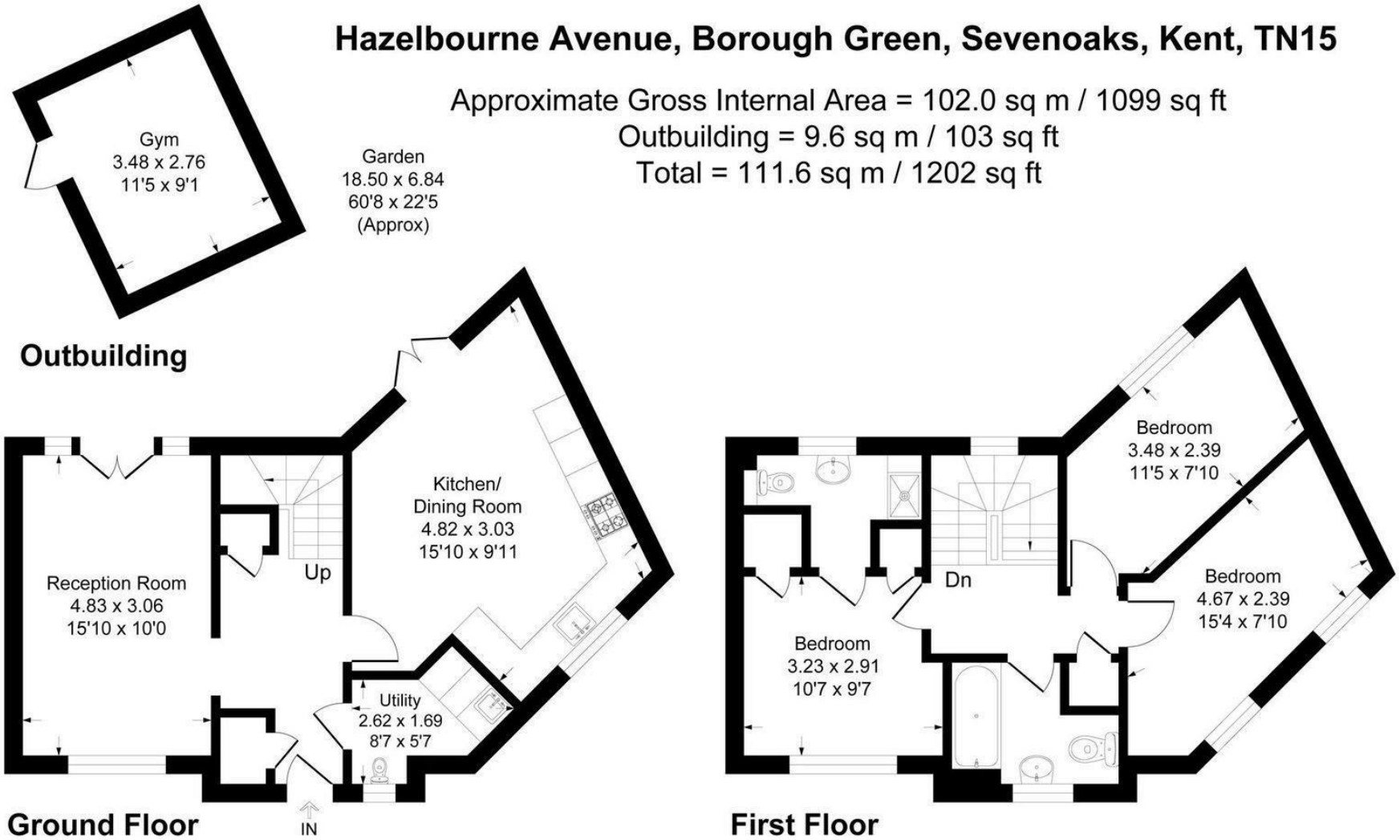
From our Borough Green office: Head west on Western Road/A227, at the roundabout bear right onto Sevenoaks Road/A25, continue to follow A25, at the roundabout, take the 1st exit onto Dark Hill Road, turn right onto Hazelbourne Avenue, destination will be on the right. what3words location finder: ///wells.paused.deal

Property information

Mains gas, electric, water and drainage. Tonbridge & Malling council. EPC rated C, council tax band E. £437.97 annual service charge.

Hazelbourne Avenue, Borough Green, Sevenoaks, Kent, TN15

Approximate Gross Internal Area = 102.0 sq m / 1099 sq ft
Outbuilding = 9.6 sq m / 103 sq ft
Total = 111.6 sq m / 1202 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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