KINGS

22 Greenlands

St Mary's Platt, Kent, TN15 8LL Freehold

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Price Guide £725,000

A deceptively spacious extended detached family house with potential to extend further (subject to obtaining relevant consents). The property has a delightful rural outlook to the rear from a southerly facing well established rear garden. Located in a popular cul-de-sac in the sought-after village of St Mary's Platt.

Overview

- Price Guide £725,000 - £750,000
- Well appointed detached family home
- Three bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Family bathroom
- Garage & driveway
- Cloakroom & utility room
- Large garden backing onto fields
- Viewing highly recommended

Property description

This attractive detached family home is situated on one of St Mary's Platt most popular roads. The property is located in a favoured position with stunning views to the rear overlooking the open fields and allotments. The property has been extended and offers buyers great ground floor accommodation including entrance hallway, main formal reception room to the front, a family shower room and study. Being extended to the rear the open plan kitchen/diner offers a full range of wall and base units and is large enough for all the family to enjoy and opens to the garden with stunning bi-fold doors. There is also a utility room and a large room at the rear of the garage which could be a home office or workshop.. The first floor offers three bedrooms and separate cloakroom. The garden is a feature of this home and starts with a decking area that leads to a large patio ideal for entertaining and enjoying the large lawned garden which has some established mature trees and shrubs The front of the property offers parking for many cars and leads to the garage.

Location

St. Mary's Platt is a popular village with a primary school, public house, church and two recreation grounds. The nearby village of Borough Green 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

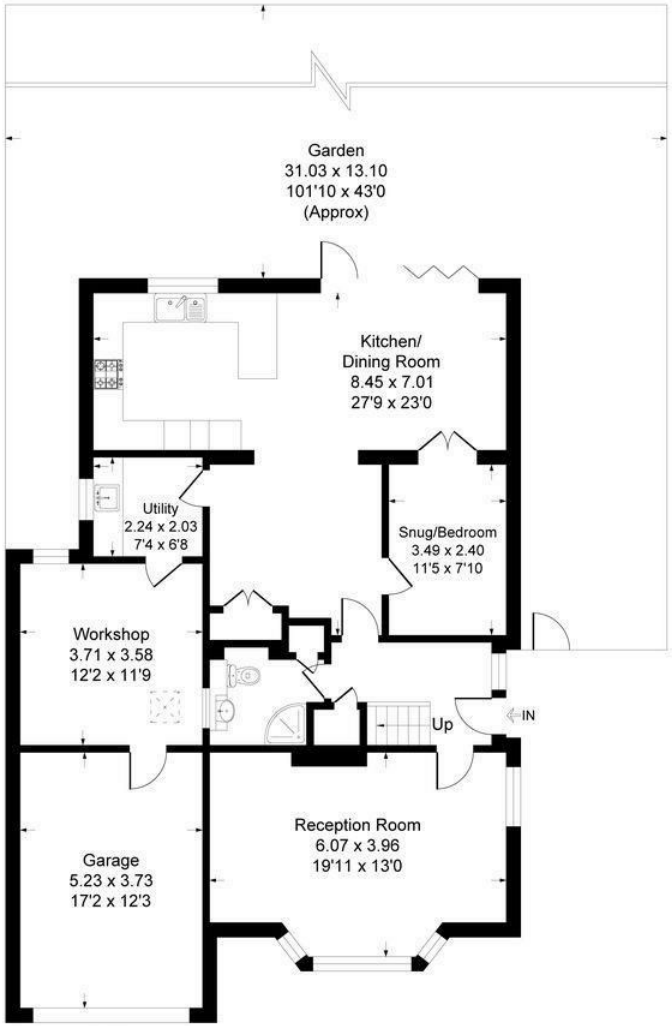
From our Borough Green office: Head west on Western Road/A227, at the roundabout, take the 1st exit onto Sevenoaks Road/A25, continue to follow A25, turn right onto Long Mill Lane, turn right onto Greenlands, turn left to stay on Greenlands, destination will be on the right. what3words location finder: ///ropes.think.secure

Property information

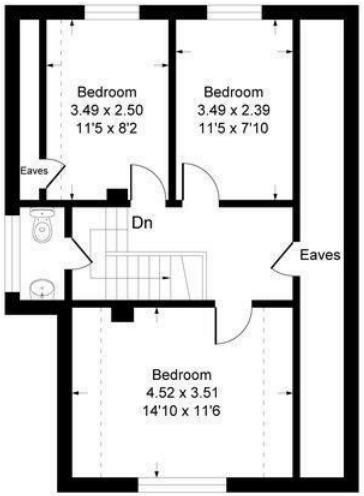
We have been advised by the vendor that the property is connected to mains gas, water, waste and electricity. Council tax band F. The local authority is Tonbridge and Malling.

Greenlands, Platt, Platt, Sevenoaks, Kent, TN15

Approximate Gross Internal Area
154.0 sq m / 1658 sq ft
Garage = 19.5 sq m / 210 sq ft
Total = 173.5 sq m / 1868 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

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