



5 Wyatt Close

Borough Green, Sevenoaks, TN15 8RP Freehold

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Price Guide £450,000

A home with potential, this semi detached house is located in a great position to the end of a cul-de-sac benefitting from a larger than average garden. Situated in an ideal spot within the highly desirable village of Borough Green with schooling, train station and High Street. Whilst it requires modernisation, the property offers the perfect opportunity to put your own stamp on it and transform into a modern family home. No onward chain.

Overview

- Desirable cul de sac location in Borough Green
- Semi-detached house in need of modernisation
- Three bedrooms
- Two reception rooms
- Extended kitchen
- Cloakroom, Bathroom and separate WC
- Driveway and garage, Front and rear gardens
- Excellent access to amenities
- Council tax band E
- No onward chain



GROUND FLOOR

Entrance Hall

Double glazed window to side, stairs to first floor with cupboard under.

Sitting room

16'11 x 12'3

Double glazed window to front, fireplace, parquet flooring under the carpet and door to dining room.

Dining room

10'4 x 10'0

Double glazed window to rear, door to garden and parquet flooring.

Kitchen

16'11 x 7'9

Extended kitchen with triple aspect, wall and base units, worktops, sink with drainer, space for cooker, space for washing machine, larder cupboard, wall mounted boiler and door to garden

Cloakroom

WC, sink and double glazed window to side.

FIRST FLOOR

Landing

Double glazed window to side, loft access via ladder to a good size part boarded loft with light.



Bedroom one

16'4 max x 9'11 max

Double glazed window to front and built in cupboard.

Bedroom two

10'7 x 10'1

Double glazed window to rear and airing cupboard.

Bedroom three

8'11 x 8'6

Double glazed window to side and cupboard.

Bathroom

7'8 max x 5'3

Bath with shower over, wash basin, heated towel rail and double glazed window to rear.

Separate WC

WC and double glazed window to side.

OUTSIDE**Front garden**

Lawn, gated side access and drive leading to the garage with up and over door, power and inspection pit.

Rear garden

85'0 max x 78'0 max

Lawn, patio, trees, shrubs, lean to storage and garden tap.

Location

Borough Green is a lovely little village on the edge of countryside but very well connected to the local area offering a variety of shops, restaurants, coffee shops, public houses, churches, popular primary school, nursery and mainline station (services to London Victoria/Charing Cross and Maidstone).

Sevenoaks Town Centre with its comprehensive shopping and leisure facilities and mainline station (services to London Bridge/Charing Cross) is approximately 7 miles. Access to the M20/M26 is approximately 2 miles.

Property Information

The property is freehold on mains drains and sewage, gas and electric, built of bricks and mortar with tiled roof. Local Authority is Tonbridge & Malling Council Tax Band: E Mobile Coverage EE, Vodafone, Three but best signal is on O2 Broadband is estimated at Basic 17 Mbps Superfast 80 Mbps - Satellite / Fibre TV Availability BT and Sky.

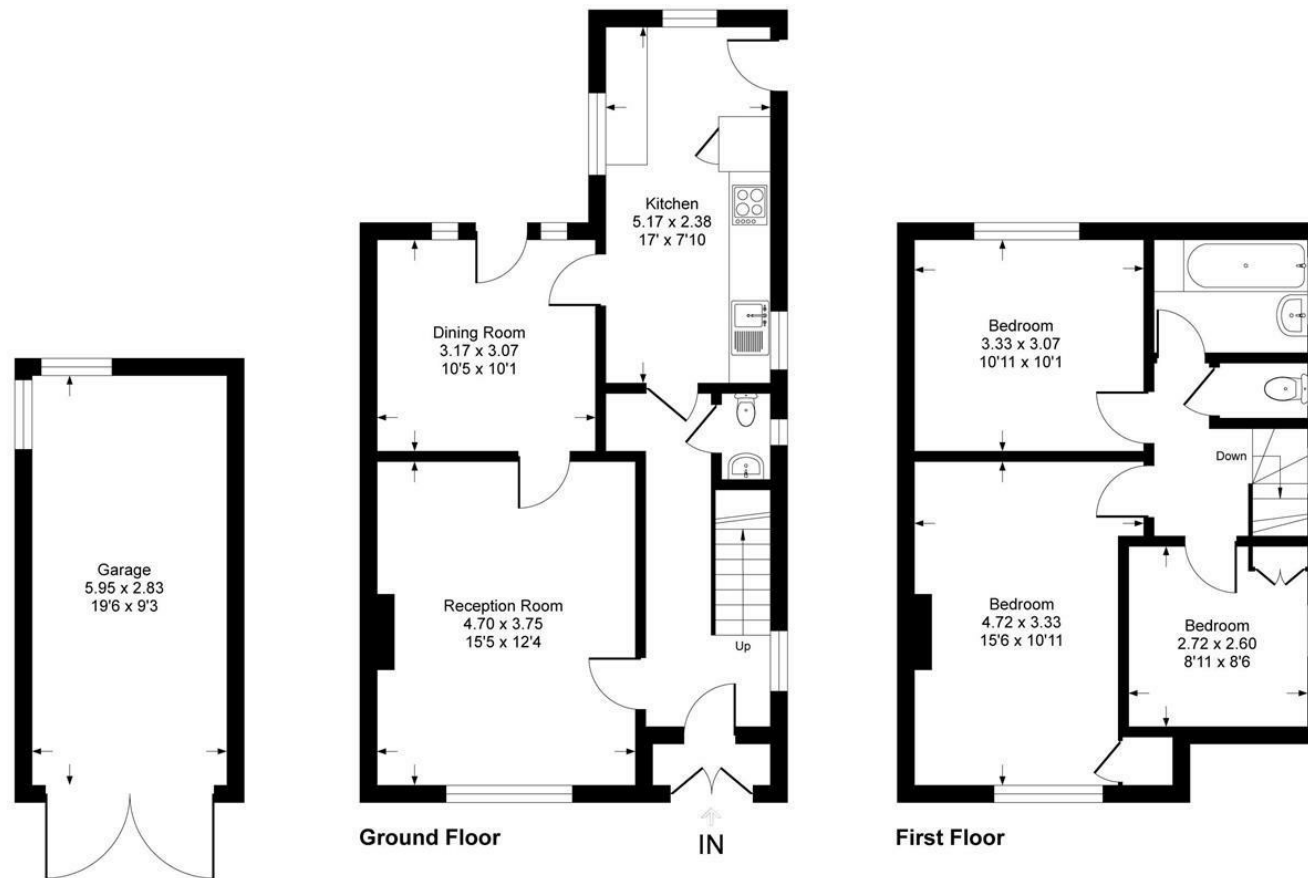


Wyatt Close, TN15

Approximate Gross Internal Area = 96 sq m / 1035 sq ft

Approximate Garage Internal Area = 17 sq m / 181 sq ft

Approximate Total Internal Area = 113 sq m / 1216 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.
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