



## 38 Lingfield Road

Borough Green, Sevenoaks, Kent, TN15 8HJ Freehold



Price Range £675,000

# Nestled at the end of this popular cul de sac is this fantastic and well-presented four bedroom detached family house.

## Overview

- Well presented detached house
- Four bedrooms
- Large reception with feature wood burning stove
- Fitted kitchen
- Large full width Conservatory
- Private & secluded rear garden
- Garage
- Driveway with ample parking
- Chain free
- Viewing recommended

## Property Description

This detached modern property is found at the end of a quiet cul-de-sac and the location is incredibly convenient for access to everything in the village. The entrance porch offers plenty of space for coats and shoes and if it is to be a busy family home, you will be pleased to see that there is a downstairs W.C.

The lounge is a great sized room with a feature log burning stove. The kitchen is bright and offers plenty of storage and having the dining room opposite offers buyers the option to open plan to the dining room or simply enjoy how it stands today. To the rear is a great size conservatory that runs the full width of property. This overlooks the well maintained rear gardens that enjoy a great aspect and backs onto the local playing field.



Upstairs there are four good sized bedrooms, three being doubles and 3 having built in storage. The master bedroom has an en-suite shower leaving the other bedrooms to be served by the family bathroom. To the front is a good size driveway with ample parking leading to the integral garage which has power, lighting and utility area with plumbing for a washing machine, space for tumble dryer and sink.

#### **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**

Strictly by prior appointment with Kings

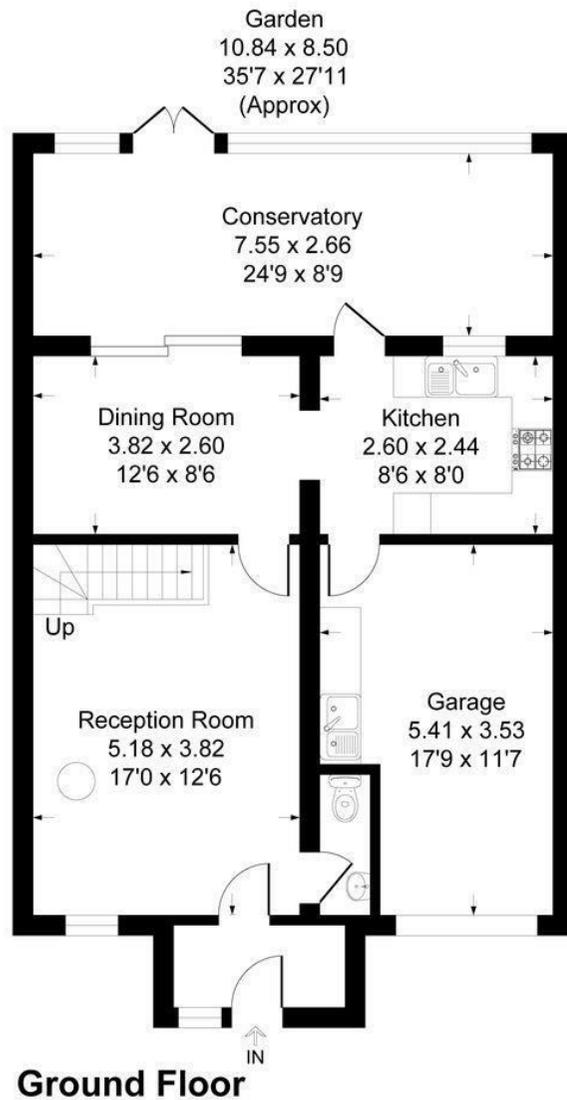
#### **Directions**

From our office head west on Western Road/A227 .At the roundabout take the 1st exit onto Sevenoaks Road/A25 Continue to follow A25 then turn left onto Crow Hill Rd. At the end turn right onto Lingfield Road and the property will be found at the end of the road at the head of the cul-de-sac.

#### **Property Information**

Mains gas, electric, water and drainage. Council: Tonbridge & Malling, Council Tax Band F. EPC rated C.

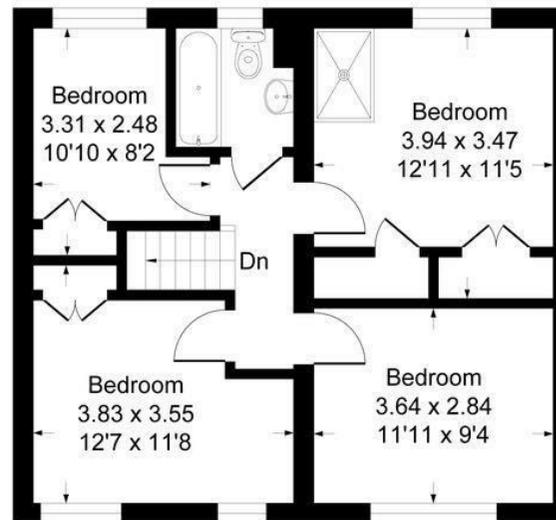




**Ground Floor**

## Lingfield Road, TN15

Approximate Gross Internal Area  
122.8 sq m / 1323 sq ft  
Garage = 16.5 sq m / 179 sq ft  
Total = 139.3 sq m / 1502 sq ft



**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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