



We are pleased to market this mid terrace Victorian family home which is located in the heart of the village.

**30 Western Road**

Borough Green, Sevenoaks, TN15 8AG

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£1,795 Per Month

### Property Description

This charming and spacious property has retained many character features and has been re decorated throughout. The Lounge, which is located at the front of the property is a well-proportioned room. A large bay window allows for plenty of natural light. Next door is a spacious Dining room with a laminate floor and original doors. There is a large under-stairs cupboard providing plenty of storage space. Next door to the Dining room is the kitchen which is well-fitted with a good selection of kitchen cupboards and work top space. The bathroom is downstairs which is common in this style and age of property. There is a modern white suite with a large shower cubicle as well as a bath. The back door leads out to the low-maintenance courtyard garden. Upstairs you will find the master bedroom at the front of the property. This is a bright and sunny room with built-in wardrobes. The second bedroom is a spacious double room and the third bedroom is a very generous single room.

### 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. 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).

### Directions

From our Borough Green office continue on western road and the property is found on the left.

### Additional Information

A holding deposit of £414.23 (equivalent to one week's rent) is required to reserve this property. The total deposit payable is £2071.15

The property is connected to mains gas, electricity, water, and drainage.

EPC Rating: D

Council Tax Band: D

Local Authority: Tonbridge and Malling

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