KINGS



# 23 McDermott Road

Borough Green, Kent, TN15 8SA Freehold

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Asking Price £575,000

**Kings are now in receipt of an offer for the sum of £545,000 for 23, McDermott Road Borough Green, Kent, TN15 8SA Anyone wishing to place an offer on the property should contact Kings 01732 885585 51 Western Road, Borough Green, Kent TN15 8AN before exchange of contracts.**

## Overview

- Extended Detached House
- Pleasant Rear Garden & Large Patio
- Large Driveway & Garage
- Spacious Sitting/Dining Room
- Family Room
- Master Bedroom with En-suite Shower
- Three Further Bedrooms, Family Bathroom
- Located in Sought After Cul-de-sac
- Popular Village with Wide Range of Amenities
- Chain Free







## Property Description

Ground floor: entrance hall with marble tiled floor, staircase to first floor with cupboard below; stunning spacious triple aspect sitting/dining room with an impressive vaulted ceiling, Velux skylight windows, access to both the patio at the front and the rear garden and oak flooring; spacious family room with access to the rear garden; a lovely Shaker style fitted kitchen with wall and base units, quartz worktops, sink, Stoves range style cooker with extractor hood above, American style fridge/freezer, integrated dishwasher, cupboard with spaces for washing machine and dryer and under-floor heating; and cloakroom with WC and wash-basin.

First floor: landing with loft access; master bedroom with built-in wardrobes, en-suite shower and washbasin, three further bedrooms; modern bathroom with vanity washbasin, bath with and shower above, WC and heated towel-rail.

A low maintenance front garden with a large driveway leading to a garage, laurel bush and a gate to a large secluded paved patio with side access to leading to a pleasant rear garden, measuring approximately 54ft max x 50ft, with lawn, patio, flowering plants, shrubs and a shed.

## 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
Viewings are strictly by appointment only via Kings.

## Directions

## Property information
The property is connected to mains gas, water, waste and electricity. Council tax band E. The local authority is Tonbridge and Malling. Notes to buyers the property is offered chain free to the market.

## FOOTNOTE:
Please note all services/appliances HAVE NOT AND WILL NOT be tested.

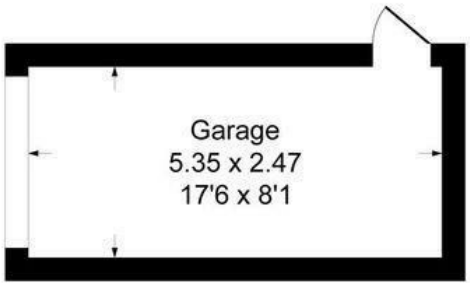







# McDermott Road, Borough Green, Sevenoaks, Kent, TN15

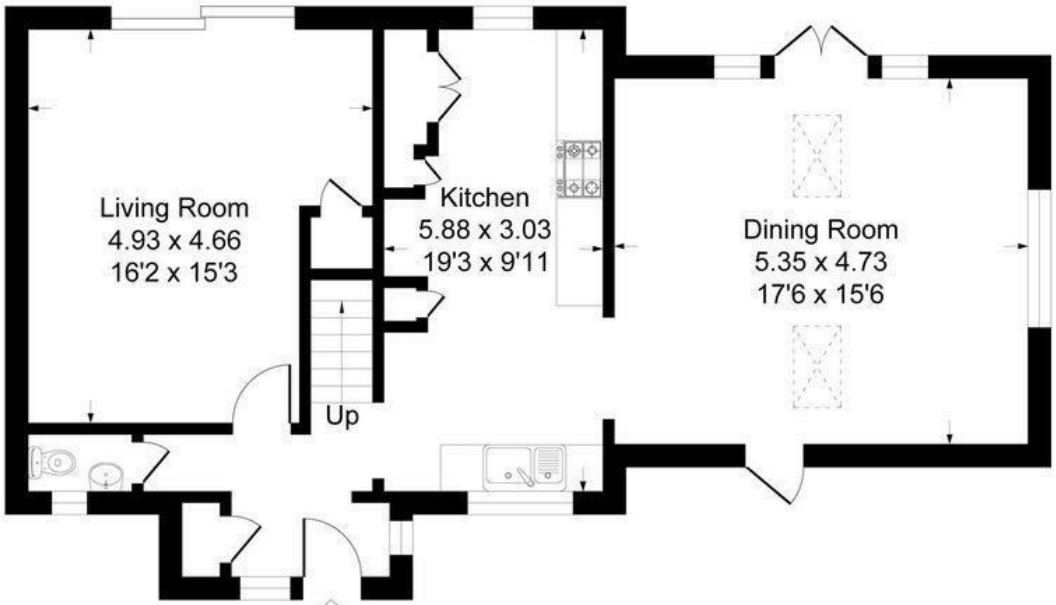
Approximate Gross Internal Area 119.7 sq m / 1288 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 132.9 sq m / 1430 sq ft



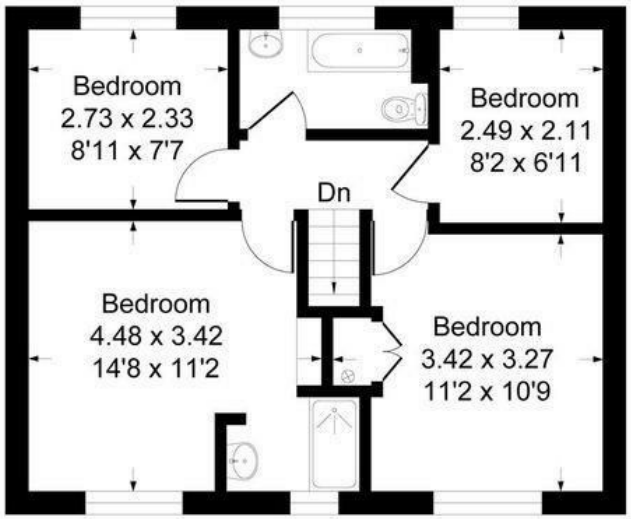

## Garage

Garden
15.33 x 14.00
50'4 x 45'11
(Approx)

N




## 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**

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

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