

Ibbett Mosely



51 Lingfield Road, Borough Green, Sevenoaks, Kent, TN15 8HJ
Offers In Excess Of £230,000



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A CHARMING AND WELL PRESENTED TWO BEDROOM TERRACED HOUSE IN A TUCKED AWAY CUL-DE-SAC POSITION IN BOROUGH GREEN.

** NO ONWARD CHAIN **

- Two Bedrooms
- Family Bathroom
- Walking Distance to Amenities
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Living Room
- No Onward Chain

AN EXCELLENT TWO BEDROOM MID-TERRACE PROPERTY WITHIN A TEN MINUTE WALK OF THE POPULAR VILLAGE OF BOROUGH GREEN.

Entrance

The property is approached from the cul-de-sac over an area of attractive lawn and pathway leading to the entrance.

Front door to porch area. Glazed door to living room.

Living Room

A lovely neutrally decorated and carpeted room with radiator and a window to the front. Stairs leading to the first floor. Door through to the kitchen.

Kitchen

A good sized room with neutral cabinets, part-tiled walls and cream tile vinyl flooring. Equipped with a gas hob, fan oven, stainless steel sink unit and space for appliances. Window and half glazed door to rear garden.

Staircase to First Floor

Bedroom 1

A very light double bedroom, carpeted with windows to the front and radiator. Door to cupboard space.

Bedroom 2

A very sweet single bedroom, carpeted with radiator and window overlooking the garden. Door to cupboard space. Door to airing cupboard.

Bathroom

A white suite of bath with overhead shower, basin, WC and radiator. White tiled walls and grey vinyl flooring. Obscured window to rear.

External

The property has a delightful rear garden comprising a patio area directly to the rear of the house, with the remainder of the garden mainly laid to lawn. Fence enclosed and garden shed to rear.

Borough Green

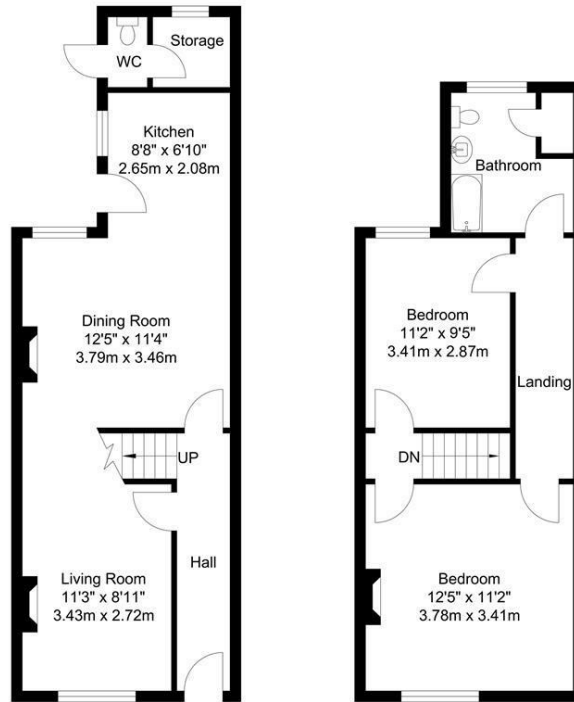
This property is situated near to the centre of Borough Green with its shops and amenities,



including banks, library and general convenience stores. Borough Green has its own main line station within a ten minute walk, with services on the Victoria/Maidstone line. Motorway links are via the M20/M26 and M25, junction 2a, at Wrotham Heath. A more comprehensive range of amenities is available in either Sevenoaks, which is about 7 miles distant, or Maidstone about 10 miles.

Allocated Parking





Ground Floor
Approximate Floor Area
433.67 SQ.FT.
(40.29 SQ.M.)

First Floor
Approximate Floor Area
400.52 SQ.FT.
(37.21 SQ.M.)

TOTAL APPROX FLOOR AREA 834.20 SQ.FT. (77.50 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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