

GROUND FLOOR
Living/Dining Room
 4700mm x 4154mm 15'5" x 13'6"

Kitchen Area
 2625mm x 3391mm 8'7" x 11'2"

FIRST FLOOR
Master Bedroom
 3615mm x 3084mm 11'10" x 10'02"

Bedroom 2
 3047mm x 3421mm 10'0" x 11'3"

Bedroom 3
 1885mm x 3421mm 6'2" x 11'3"

TOTAL INTERNAL AREA
 83.19m² / 895ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



2 TALBOT CLOSE BOROUGH GREEN, KENT, BOROUGH GREEN SEVENOAKS TN15 8FB

Built around 2017 by Fernham Homes, well proportioned 3 bedroom end of terrace home with gardens to front, side and rear. There is parking for two cars, an ensuite to the master bedroom, a family bathroom and a downstairs cloakroom. The property has been well cared for with the remainder of its NHBC the property is short walk to shops and station in the heart of Borough Green village.

- 3 Bedrooms ■ Master Bedroom and Ensuite ■ Family Bathroom ■ Kitchen/Breakfast room ■ Lounge/Dining Room ■ Remainder of NHBC ■ Gardens to 3 sides ■ Off road parking for two cars ■ Gas central heating ■ Double glazing

PRICE: GUIDE PRICE £465,000 FREEHOLD

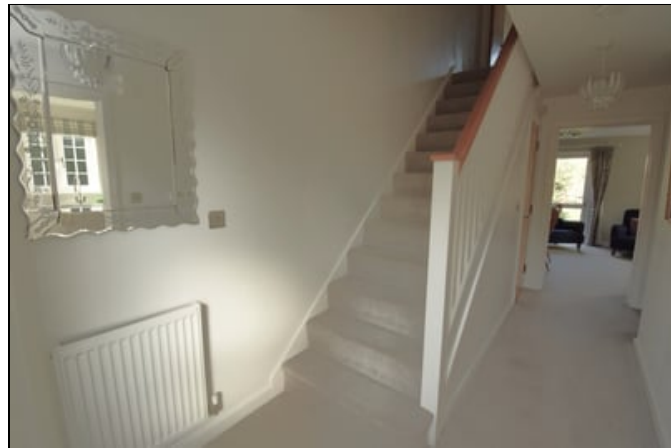
SITUATION

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. The neighbouring village of Wrotham is also within walking distance and has a sought after secondary school. There are good transport links with the M20, M26 motorways just a short drive away. The mainline station is within a short walk and has regular service to Victoria, Charring Cross and London Bridge in circa 37 minutes.

DIRECTIONS

From our office in Sevenoaks turn left towards High St/A225. Turn right onto Holly Bush Ln/B2019. Continue to follow B2019 Turn right onto Seal Rd/A25 Continue to follow A25 At the roundabout, take the 2nd exit onto Borough Green Rd/A25. Continue to follow A25. At the next roundabout, take the 1st exit onto Western Rd/A227. Continue to follow A227. Turn left onto Fairfield Rd. on the corner of Talbot Close next right number 2 can be found.

ENTRANCE HALL



Stairs to first floor doors to kitchen, cloakroom and lounge/dining room.

CLOAKROOM



W.C. with concealed cistern, floating vanity unit, opaque double glazed window to front.

KITCHEN/BREAKFAST ROOM



Double glazed window to front fitted with attractive contemporary wall and base units, granite worktops, integrated Bosch double oven, Zanussi induction hob, extractor fan, fridge/freezer, dishwasher, washing machine, inset stainless steel sink unit with Franke hose tap, cupboard housing Ideal gas boiler

LOUNGE/DINING ROOM



Double glazed windows to side and rear and double glazed door to back garden, radiator.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom.

BEDROOM 1



Double glazed window to front, radiator, door to ensuite, fitted mirror door wardrobes.

ENSUITE



Double shower cubicle, floating vanity unit, W.C. with concealed cistern, chrome heated towel rail, opaque double glazed window to front.

BEDROOM 2



Double glazed window to rear, radiator.

BEDROOM 3



Double glazed window to rear, radiator.

BATHROOM



White suite comprising panelled bath with over head shower and glass screen, W.C. with concealed cistern, floating vanity unit, opaque double glazed window to side chrome heated towel rail.

OUTSIDE

FRONT GARDEN

Well stocked with various shrubs.

GARDEN TO SIDE

Mainly laid to lawn with pathway to side gate

REAR GARDEN



Paved patio to lawns and well stocked with shrubs and trees.

OFF STREET PARKING

Off street parking for 2 vehicles one directly to front and one to side.

COUNCIL TAX BAND E