

5 PINE VIEW, ST MARYS PLATT, KENT, TN15 8LA

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Hillier Reynolds

£330,000

FREEHOLD

Well-presented two bedroom end of terrace house.

Two double bedrooms and upstairs bathroom.

South facing rear garden and residents parking.







The Property Ombudsman







We are pleased to market this well-presented two bedroom end of terrace house that is located in a quiet cul-de-sac in the popular and sought after village of St Mary's Platt.

As you enter the property there is an entrance hall that leads into the spacious and well-proportioned lounge. There is an attractive open fireplace as a central focal point of the room. The kitchen diner is a bright and sunny room with plenty of room for a dining suite. The kitchen has been well-fitted with traditional shaker style units. A back door leads out to the fully enclosed south facing rear garden which is mainly laid to lawn. At the end of the garden is a raised patio area which is ideal for entertaining family and friends. There is a gate leading to the front of the property where you will find a pretty front garden. There is plenty of non-allocated residents parking.

Upstairs you will find two generous double bedrooms. The master bedroom is located at the front of the property and is a bright and spacious room with a built in storage cupboard and a feature fireplace. The second bedroom is a generous double room that over-looks the garden. This room also has a built in storage cupboard and a feature fireplace.

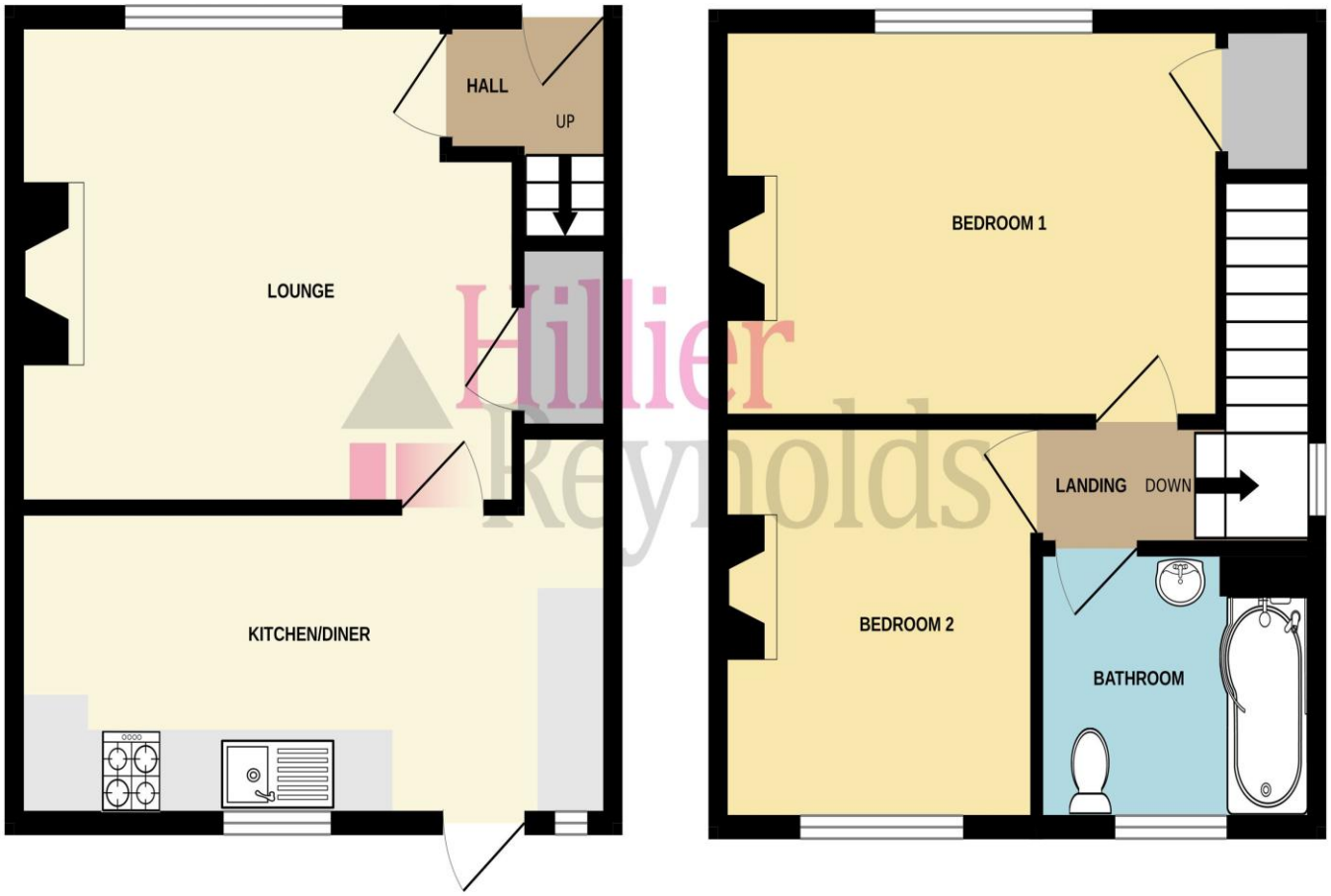
The family bathroom is modern and well-designed with a bath with shower over.

St Mary's Platt is a sought-after village with a thriving local community, parish church, popular pub and primary school. The larger village of Borough Green, with its selection of shops and facilities as well as main line station with regular services to London Bridge, Charing Cross and Victoria is just a short drive away. There are good road links to Wrotham Heath giving access to the M20/M26 and in turn to the M25.

Viewing is strictly by appointment only.

GROUND FLOOR
32.6 sq.m. (351 sq.ft.) approx.

1ST FLOOR
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 64.7 sq.m. (697 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Entrance Hallway

Lounge
15'5" (4.70m) x 11'11" (3.63m)

Kitchen
18'4" (5.59m) x 7'9" (2.36m)

First Floor Landing

Bedroom 1
15'5" (4.70m) x 9'11" (3.02m)

Bedroom 2
9'10" (3.00m) x 9'9" (2.97m)

Bathroom

Outside

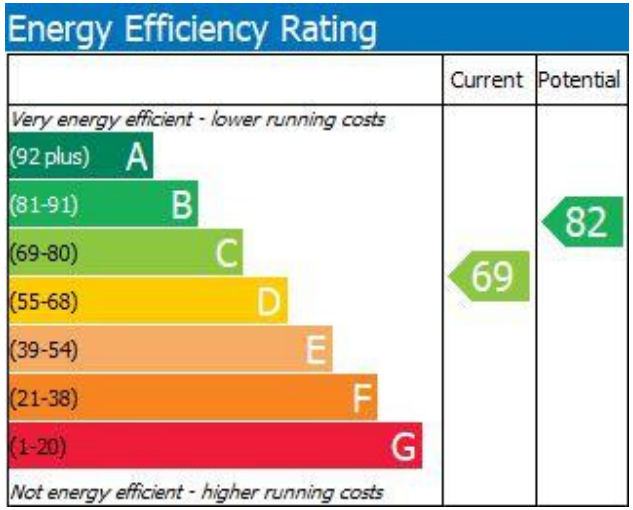
South facing rear garden mainly laid to lawn. Paved patio area. Gate to front of property. Front garden comprising of lawn and flower borders. Communal resident parking spaces non-allocated.



Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
http://list.english-heritage.org.uk
www.fensa.org.uk
www.gov.uk/green-deal-saving-measures
www.lpoc.co.uk (for listed homes)



Route to View

From our office in Borough Green proceed east along the Maidstone Road heading towards Wrotham Heath. After approximately 1 mile you will reach the village of St Mary's Platt. Pine View can be found on the right-hand side as denoted by our For Sale Board.

For more information or to arrange an appointment to view, please contact us on:

01732 884422
enquiries@hillier-reynolds.co.uk
www.hillier-reynolds.co.uk

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.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