



## 2 bed maisonette to buy in TN15

Lingfield Road, Borough Green,  
Sevenoaks, Kent, TN15 8HJ

**£190,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Driveway parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Ground Floor Maisonette
- ✓ Excellent Sized Dual Aspect Plot
- ✓ Ideal Location for Amenities, Schools and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Lounge: 15'2ft x 10'3ft

Kitchen: 10'4ft x 7'1ft

Bedroom 1: 14'2ft x 10'3ft

Bedroom 2: 11'11ft x 7'1ft

This two-bedroom ground floor maisonette in the sought-after village of Borough Green offers an exciting opportunity for buyers looking to modernise and add value. Positioned at the end of a quiet cul-de-sac, the property benefits from a peaceful setting with minimal passing traffic, making it ideal for those seeking a more private and tranquil environment.

Internally, the home requires updating throughout, presenting a blank canvas for renovation and personalisation. The accommodation currently comprises two well-proportioned bedrooms, a living area, kitchen, and bathroom, all of which offer scope for improvement to suit modern tastes and lifestyles.

One of the standout features of this property is its impressive outdoor space. To the front, there is a large south-facing garden, perfect for enjoying sunlight throughout the day and offering excellent potential for landscaping or outdoor entertaining. To the rear, the property boasts a substantial 41 sqm private patio area with a north-facing aspect, providing a sheltered and low-maintenance space ideal for relaxing or dining.

Further enhancing the appeal is the inclusion of a detached en-bloc single garage, offering valuable storage.

With its generous outside space, quiet location, and significant potential for refurbishment, this maisonette represents a fantastic opportunity for first-time buyers, investors, or anyone looking to create a home tailored to their own style.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 981

Price: Starting Bid £190,000

Property Type: Maisonette

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Lingfield Road, Borough Green, Sevenoaks, Kent, TN15 8HJ

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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