



32 MAIDSTONE ROAD, BOROUGH GREEN, KENT, TN15 8BD

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 **Hillier**
Reynolds

£695,000

FREEHOLD

Substantial mid-century four bedroom detached family home in need of some updating.

South facing rear garden. Triple garage and parking for multiple vehicles.

Central village location within easy reach of High Street and MLS.





We are excited to market this substantial and unique four bedroom detached mid-century family home which is located in a central position within easy reach of the village centre and mainline railway station. The property was designed as a 'one off' and built in the 1960's and has retained almost all of its original features which will appeal to anyone looking for a home that has something a little different to offer. Available to the market for the first time in over 40 years viewing is highly recommended to fully appreciate the space and potential this home has to offer.

The property has a beautifully maintained mature south facing rear garden that wraps around the front of the property and is mainly laid to lawn. There are extensive flower beds full of shrubs and flowers. A patio area provides an entertaining area for family and friends. The home is approached via a long driveway which provides parking for multiple vehicles and there is also a triple garage.

As soon as you enter the property you will appreciate the unusual and carefully designed layout. The house has original sliding wooden doors to create an open plan flow throughout the ground floor. There is an abundance of storage cupboards which are so often lacking in modern homes. The main lounge is found on your right and is a light and bright room that has a Swedish retro feel to it. This is a well-proportioned room with large windows and a door leading directly out to the garden and patio area. The dining room is at the rear of the property and in the past has been used as a playroom. The majority of the rooms in this home have a double aspect so sunlight streams in throughout the house. The daytime sitting room is a sociable seating area that connects the dining room and the kitchen.

The kitchen has been modernised and has a good selection of units providing plenty of storage and work top space. A utility room is a useful addition and has direct access out to the front of the property, garden and garage. To complete the downstairs accommodation you will find an office as well as a shower room.

Upstairs you will find a long landing that leads to the four bedrooms. The master bedroom was an addition to the property in approx. 1990 and is a very generous room with an en suite bathroom. There are two further double bedrooms both with a good amount of fitted wardrobes and built in storage cupboards. The fourth bedroom is a single room and finally, there is a family bathroom.

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 railway station is also within easy walking distance and has regular services to London Bridge, Charing Cross and Victoria.

This well-loved family home is now offered for sale with NO ONWARD chain. Viewing is strictly by appointment only.

ACCOMMODATION



Hallway

Lounge

20'4" (6.20m) x 11'1" (3.38m)

Sitting Room

12'3" (3.73m) x 7'8" (2.34m)

Dining Room

15'5" (4.70m) x 9'8" (2.95m)

Kitchen

14'9" (4.50m) x 9'6" (2.90m) maximum measurement

Utility Room

13'2" (4.01m) x 5'6" (1.68m)

Shower Room

Office

11'1" (3.38m) x 5'1" (1.55m)

First Floor Landing

Master Bedroom

17'4" (5.28m) x 10'1" (3.07m)

En-suite

Bedroom 2

15'5" (4.70m) x 9'9" (2.97m)

Bedroom 3

12'3" (3.73m) x 10'0" (3.05m)

Bedroom 4

12'8" (3.86m) x 5'6" (1.68m)

Bathroom

Outside

South facing wrap around garden mainly laid to lawn with flower borders and patio area.

Driveway with parking for multiple vehicles.

Pedestrian gate to street.

Garage - 23'1" (7.04m) x 21'0" (6.40m)

maximum measurements

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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Route to View

From our office in Borough Green proceed east on the Maidstone Road heading towards St. Mary's Platt. The property can be found on the right hand side just before the recreation ground and is denoted by our For Sale board.

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.

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

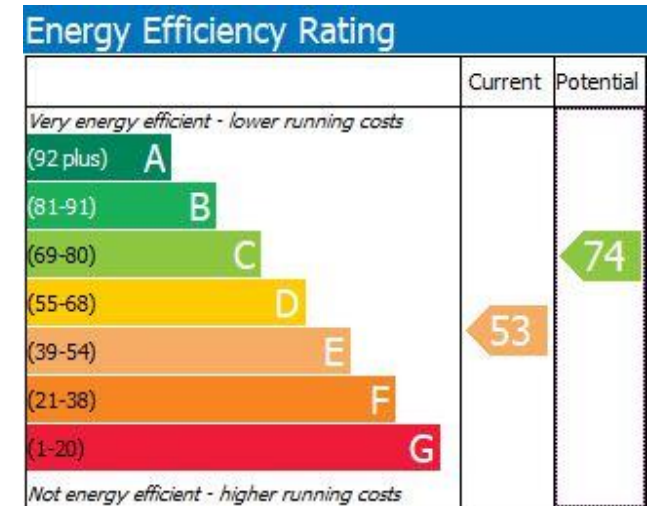
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



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

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