



1 HARRISON ROAD, BOROUGH GREEN, KENT, TN15 8RU

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 **Hillier**  
Reynolds

**GUIDE PRICE**  
**£500,000**  
**FREEHOLD**

Four bedroom semi-detached family home on large corner plot.

Updating required and scope to extend subject to planning consent.

Walking distance to village centre and MLS. NO ONWARD CHAIN.





We are excited to launch to the market this fantastic four bedroom extended semi-detached family home which is available for the first time since it was built in 1962. This property was the original Gough Cooper show home for the popular and sought after Woodlands Estate. Occupying a generous corner plot this property does require updating but has fantastic potential to create your own perfect family home.

A large entrance porch provides space for coats and shoes. The kitchen, although dated, has been well-looked after and provides a large selection of cupboards and work top space. There is a back door that leads out to the patio area that wraps around the rear of the property and round to the garden. Being the corner plot the garden is to the side of the property and faces in a westerly direction. The driveway to the property has parking for one car and extends beyond the double gates to an additional parking space, a garage and a brick built shed. Next to the kitchen is a walk-in storage room that is fitted with cupboards and offers further storage space. The dining room is conveniently located next to the kitchen and is a well-proportioned and bright room. Double doors lead through to the spacious lounge which has a large bay window overlooking the garden.

Upstairs are four well-proportioned bedrooms. The master bedroom is at the rear of the property and forms part of the home that was extended by the current owners. The second bedroom has a good range of fitted bedroom furniture providing plenty of storage. The third bedroom is again a generous double room and the fourth bedroom is a large single room that is currently used as an office. There is a separate bathroom and WC.

The location of this property is hard to beat and is regarded as one of the most popular areas to live in locally. The home is situated in a very popular road is only a few minute's walk from the village centre with its selection of shops, cafes and the popular Primary school. Wrotham secondary school is also within walking distance. There are good transport links with the M20, M26 Motorways just a short drive away.

This property is offered for sale with NO ONWARD CHAIN.

# ACCOMMODATION

GROUND FLOOR

1ST FLOOR



## Entrance porch

## Hallway

## Lounge

18'0" (5.49m) x 14'0" (4.27m) reducing to 10'11" (3.33m)

## Dining Room

13'7" (4.14m) x 11'0" (3.35m)

## Walk-in Storage Room

5'11" (1.80m) x 4'9" (1.45m)

## Kitchen

12'10" (3.91m) x 9'11" (3.02m)

## First Floor Landing

## Bedroom 1

13'7" (4.14m) x 11'0" (3.35m)

## Bedroom 2

12'1" (3.68m) x 10'1" (3.07m)

## Bedroom 3

11'0" (3.35m) x 10'1" (3.07m)

## Bedroom 4

8'0" (2.44m) x 7'7" (2.31m)

## W.C.

## Bathroom

**Outside** - Wrap around garden with patio area. Lawn to the side of the property. Borders with mature plants and shrubs. Garage, brick built shed and greenhouse. Double gate leading to driveway with parking. Large front garden with lawn area.

**Garage** - 16'2" (4.93m) x 8'4" (2.54m)

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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## 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](http://www.environment-agency.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Route to View

From our office in Borough Green proceed south down Quarry Hill Road towards the doctors surgery. Take the second turning left into Harrison Road and the home can be found immediately on the left hand side.

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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://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.

