



12 STONE COURT, BOROUGH GREEN, SEVENOAKS, TN15 8FE

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 **Hillier**  
Reynolds



£385,000

FREEHOLD

Beautifully presented  
refurbished two bedroom  
end of terrace house.

Fully enclosed low  
maintenance rear garden.

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





We are excited to market this attractive and fully re-furnished two-bedroom end of terrace property that is located at the end of a quiet cul-de-sac just a few minutes' walk from the village centre and MLS. The property is offered for sale with NO ONWARD CHAIN.

As soon as you enter the property you will appreciate the clean and fresh neutral decor. The kitchen is located at the front of the property and has space for white goods. There is a new oven, hob and extractor fan. The open plan lounge/diner is a light and bright well-proportioned room with large windows and French doors leading out to the fully enclosed low-maintenance rear garden. There is an artificial lawn area as well as a large patio area ideal for entertaining family and friends. At the rear of the garden is a concrete base which would be suitable for a summer house or shed or may be decked to provide an additional seating area.

A cloakroom completes the downstairs accommodation.

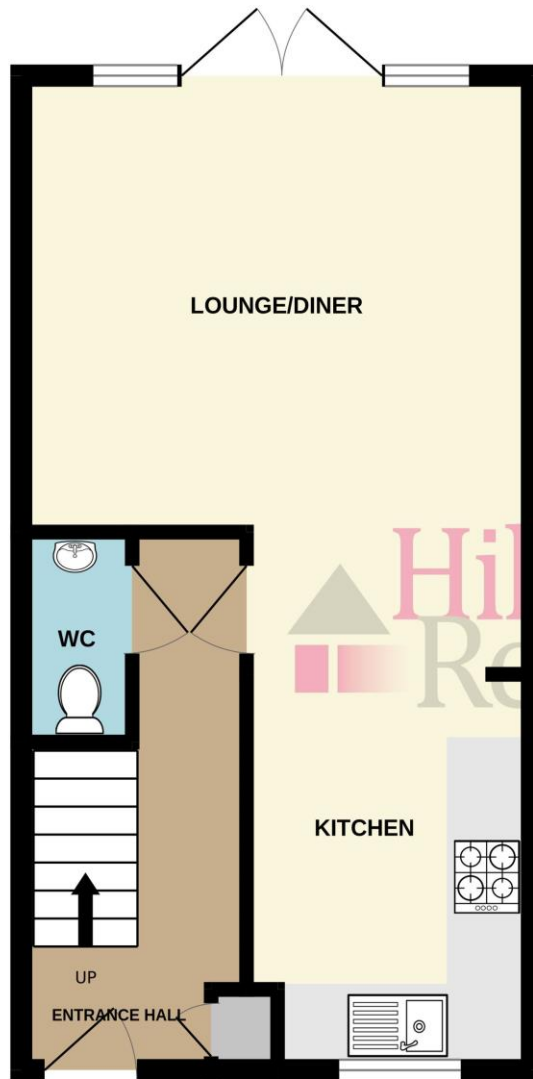
Upstairs you will find two generous double bedrooms. The master bedroom is at the front of the property and has a useful dressing area. The second bedroom is a spacious double room overlooking the garden.

The bathroom is modern and well-fitted with a white suite and stylish tiles. There is a bath with shower over.

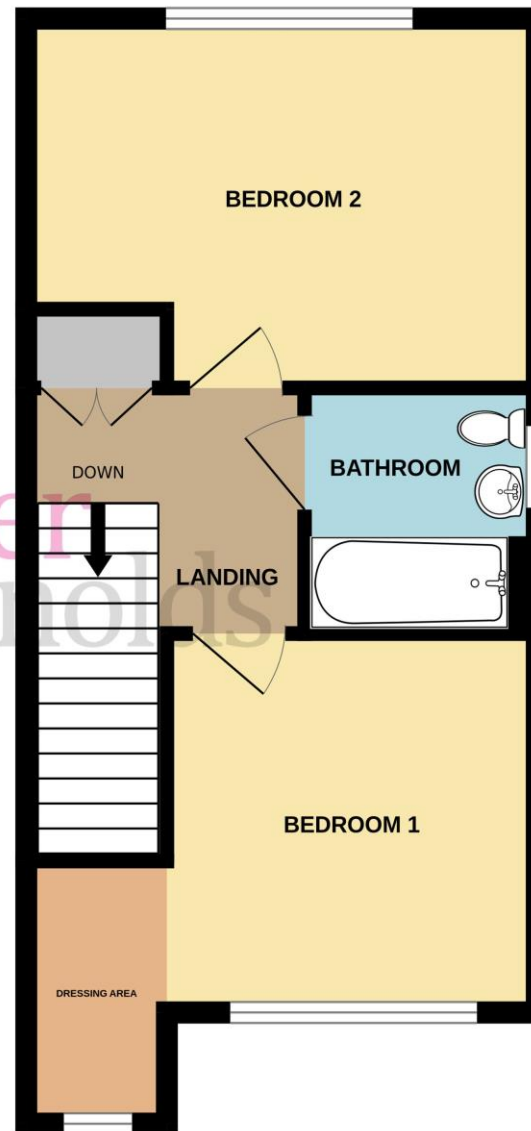
Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, primary school and medical centre as well as a large recreation ground. The mainline station has regular services to London Bridge, Charing Cross and Victoria as well as Ashford. 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.

We are expecting a high level of interest in this rarely available style of property so early viewing is highly recommended.

GROUND FLOOR



1ST FLOOR



# ACCOMMODATION

## Entrance hallway

## W.C.

## Kitchen

9'10" (3.00m) x 7'0" (2.13m)

## Lounge/Diner

15'11" (4.85m) x 13'10" (4.22m) L-Shape

## First Floor Landing

## Bedroom 1

10'1" (3.07m) x 9'7" (2.92m)

## Dressing Area

7'0" (2.13m) x 3'2" (0.97m)

## Bedroom 2

13'9" (4.19m) x 10'1" (3.07m)

## Bathroom

## Outside

Fully enclosed low maintenance rear garden with artificial grass lawn. Paved patio area. Concrete base suitable for a shed or decked area. Gate at rear. Driveway at front for one car.





## Route to View

From our office in Borough Green proceed north along the High Street. At the end turn right into the Wrotham Road. Go past the train station and take the next turning right into Stone Court. The property can be found at the very end of the cul-de-sac on the left hand side.

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

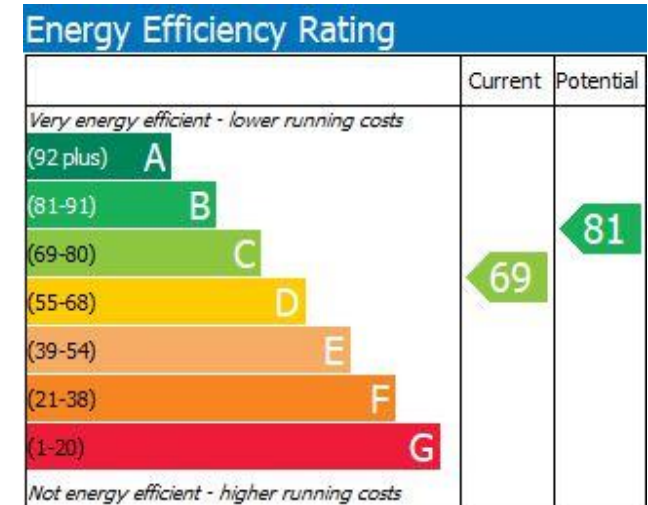
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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)



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)

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