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 **Hillier**
Reynolds

£525,000

FREEHOLD

Beautifully presented and extended three bedroom semi-detached family home.

Arranged over three floors with stunning master bedroom and shower room.

Driveway and garage.
Sought after location within easy walking distance of MLS and village centre.





We are excited to market this beautifully presented and extended, three bedroom semi-detached home. Located on the popular Woodlands estate and just a short walk from the village centre and MLS this stunning family home is tastefully decorated throughout in calm neutral tones and can be moved into and enjoyed straight away.

The lounge is located at the front of the property and is flooded with natural light due to the properties elevated position in the road. The open plan kitchen/diner is a practical and sociable space and opens through to the garden room which is used by the current owners as a playroom. This spacious and flexible living accommodation is light and bright and is sure to be the hub of this beautiful home. The kitchen is well-fitted with a good selection of cupboards and work top space and the dining area is large enough to host even the largest of family gatherings. French doors lead out to the fully enclosed rear garden which is mainly laid to lawn but has a large patio area which is ideal for entertaining family and friends.

Upstairs on the first floor you will find two generous double bedrooms which are both beautifully decorated and both have built in wardrobes for storage. The family bathroom is well-fitted and stylish with a shower over the bath. On the landing, where the original third bedroom would have been is a useful space that the current owners use as an office area.

On the second floor you will find a substantial and bright master bedroom which has a good selection of built in wardrobes. Floor to ceiling windows over-looking the garden ensure this is a bright and beautiful room to enjoy. There is a well-fitted shower room that has a large cubicle and tasteful fittings.

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, 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.

We are expected a high level of interest in this stunning family home so recommend viewing at your earliest convenience to avoid disappointment.

ACCOMMODATION



Entrance Hallway

Lounge

14'9" (4.50m) x 12'4" (3.76m)

Kitchen

11'7" (3.53m) x 8'0" (2.44m)

Dining Room

10'1" (3.07m) x 9'11" (3.02m)

Garden Room

12'2" (3.71m) x 8'8" (2.64m)

First Floor Landing

Bedroom 2

13'6" (4.11m) x 10'11" (3.33m)

Bedroom 3

10'7" (3.23m) x 9'1" (2.77m)

Bathroom

Second Floor Landing

Bedroom 1

18'0" (5.49m) x 11'7" (3.53m) reducing to 8'9" (2.67m)

Shower Room

Outside

Fully enclosed rear garden mainly laid to lawn. Patio area and wooden storage shed.

Garage - 17'5" (5.31m) x 8'6" (2.59m)

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

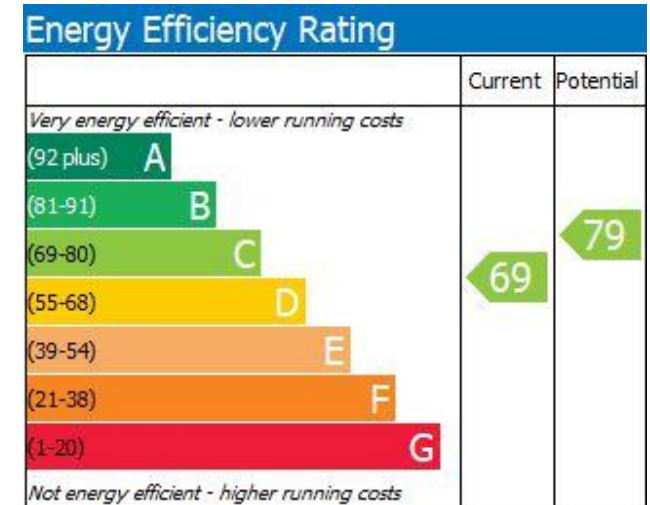
www.landregistry.gov.uk

<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 south down Quarry Hill Road towards the doctors surgery. Take the second turning left into Harrison Road and the home can be found 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

www.hillier-reynolds.co.uk

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