



17 HIGH STREET, BOROUGH GREEN, KENT, TN15 8BT

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£365,000

FREEHOLD

3 bedroom mid-terraced character home with an abundance of charm and original features.

Central village location just a short walk from the High Street shops and MLS.

Westerly facing rear garden plus allocated parking space at rear. NO ONWARD CHAIN.





This three bedroom mid-terraced cottage boasts a wealth of character features and charm. The property is arranged over four floors and is positioned in a central location in the popular village of Borough Green. The High Street and shops are just a short walk away, as is the MLS with services to London Bridge, Charing Cross and Victoria. The property is offered for sale with NO ONWARD CHAIN.

As you enter the property you will find a well-proportioned lounge which has exposed beams and a stunning character fireplace as a central focal point of the room. We must warn people that the ceiling heights in some of the rooms may make life a little difficult if you are 6ft tall and over. A wooden latch door leads to the kitchen/diner. The Dining area is large enough for a formal dining suite and being open to the Kitchen makes it an ideal layout for entertaining. The kitchen is well fitted with a good selection of work tops and cupboard space. There is a back door which leads out to the low maintenance courtyard garden. A rear gate leads out to the allocated parking space.

There is a door to the cellar which has a multitude of uses and is great for easy access storage or would work equally well as a gym or home office. A useful cloakroom completes the downstairs living accommodation.

Upstairs the bedrooms can be found on split levels adding to the quirky nature of the home. The master bedroom is located at the front of the property. There is a modern and stylish shower room. At the rear of the property is a good sized single room. On the second floor you will find another great sized double room.

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.

Viewing is strictly by appointment only.

ACCOMMODATION

Entrance Door to:

Lounge

16'0" (4.88m) x 13'6" (4.11m)

Dining Area

9'7" (2.92m) x 8'2" (2.49m)

Kitchen

8'6" (2.59m) x 7'10" (2.39m)

Cloakroom

Basement Cellar

15'4" (4.67m) x 13'6" (4.11m)

First Floor

Landing

Bedroom 1

16'0" (4.88m) x 10'11" (3.33m)

Bedroom 3

9'9" (2.97m) x max x 9'6" (2.90m)

Shower Room

Second Floor

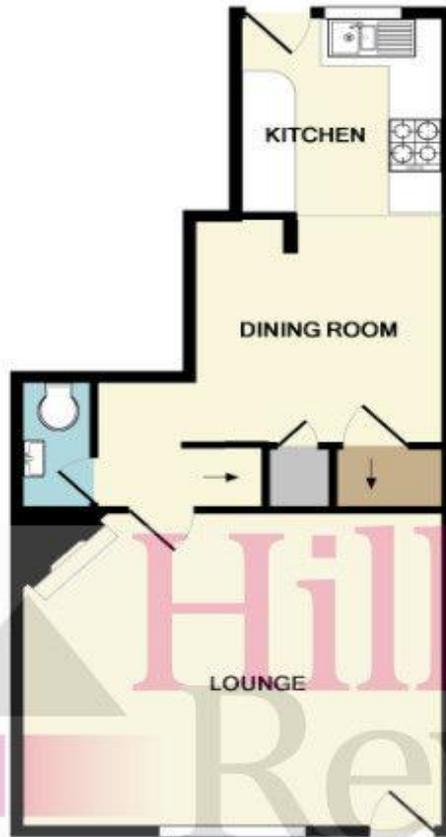
Bedroom 2

13'2" (4.01m) x 9'5" (2.87m)

Outside

Westerly facing rear garden comprising of patio area and rear gate leading to:

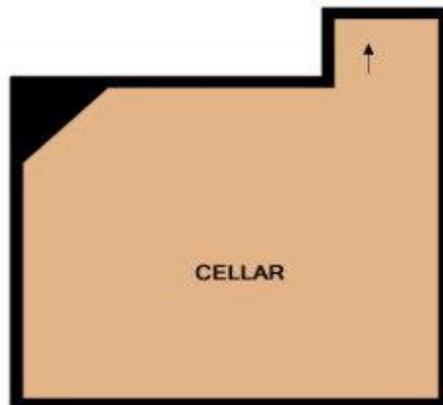
Allocated parking space for one car.



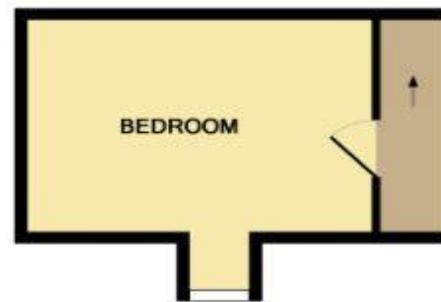
GROUND FLOOR



1ST FLOOR



BASEMENT LEVEL



2ND FLOOR

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their availability or efficiency. Made with Netplan 22019



Route to View

From our office in Borough Green proceed north along the High Street towards the train station. After a few hundred yards the home can be found on the left hand side 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)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

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

