



2 GRANGE ROAD, ST. MARY'S PLATT, KENT, TN15 8NF

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 **Hillier**  
Reynolds



£595,000

FREEHOLD

Three bedroom semi-detached family home.

Large easterly facing mature garden and off road parking.

Sought after village location.  
NO ONWARD CHAIN.







We are excited to market this well-loved three bedroom semi-detached family home that is located in the very heart of the popular and sought after village of St Mary's Platt. The property would benefit from some internal updating and is offered for sale with NO ONWARD CHAIN. The property can be found just a short distance from the historic St Mary's Church and also a stone's throw from the village public house which continues to be a friendly and sociable meeting place for the local community.

As soon as you enter the property you will appreciate the large bright Hallway. There are four reception rooms which offer flexible downstairs living accommodation. You will find a spacious and well-proportioned Lounge at the end of the Hallway which has a large bay window and a gas simulated coal fire within the fireplace as a central focal point of the room. This room has previously been used as a formal Dining room. There is a further reception room which the previous owners used as a Snug. This room would work equally well as a Playroom or Family room. There is another bay window as well as a tiled fireplace housing a gas simulated coal fire. The Study is located next door and is ideal for anyone who works from home.

The Kitchen is located at the rear of the property and is a spacious and bright room and is well-fitted offering plenty of storage cupboards and work top space. There is direct access out to the beautiful mature garden which has an easterly facing aspect. We believe the garden is approx. 150ft. There is a large fish pond as well as a raised patio area which leads up to a lawn area. The garden feels very secluded due to the borders stocked with mature plants and shrubs. This garden will appeal to both families and keen gardeners who will appreciate that this size of garden is hard to find nowadays. There is a wooden storage shed and summer house. There is side access to the front of the property where there is a large front garden as well as one parking space.

Next to the Kitchen you will find a further reception room that we feel would work very well as a Dining room. The previous owners used this as a Sun room in which to sit and enjoy the view out to the garden. There is a door leading directly out to the patio area. A useful Cloakroom completes the downstairs living accommodation.

Upstairs you will find three well-proportioned double Bedrooms. The two largest Bedrooms are at the front of the property and have beautiful views over the surrounding countryside. Bedroom 2 has full length, fitted wardrobes that conceal another tiled fireplace as well as an airing cupboard. The third Bedroom over-looks the garden.

The family Bathroom, although a little dated is spacious and clean.

St Mary's Platt is a very desirable village with a very popular primary school and church. The larger village of Borough Green with its selection of shops, cafes and mainline service to London and Ashford is within walking distance or just a few minutes' drive away.

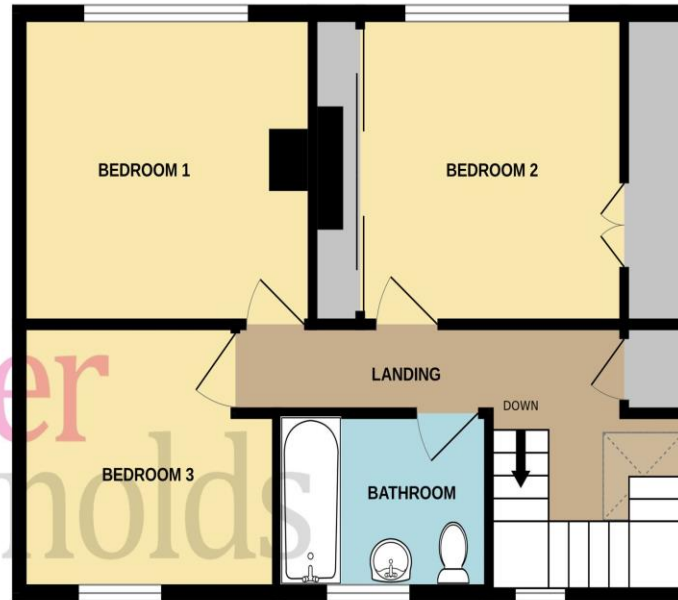
We are expecting a lot of interest in this property so early viewing is highly recommended.

# ACCOMMODATION

GROUND FLOOR  
73.9 sq.m. (795 sq.ft.) approx.



1ST FLOOR  
49.1 sq.m. (528 sq.ft.) approx.



TOTAL FLOOR AREA: 123.0 sq.m. (1323 sq.ft.) approx.

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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## Entrance Hallway

## Lounge

16'7" (5.05m) x 11'11" (3.63m)

## Snug

10'6" (3.20m) x 10'5" (3.18m)

## Study

10'6" (3.20m) x 5'0" (1.52m)

## WC

## Dining Room

14'8" (4.47m) x 8'7" (2.62m)

## Kitchen

13'1" (3.99m) x 12'1" (3.68m)  
maximum measurements

## First Floor Landing

## Bedroom 1

11'10" (3.61m) x 10'5" (3.18m)

## Bedroom 2

10'9" (3.28m) x 10'5" (3.18m)

## Bedroom 3

10'6" (3.20m) x 8'8" (2.64m)

## Bathroom

## Outside

Mature easterly facing rear garden of approx. 150ft. Patio area and pond. Wooden storage shed and summer house. Lawn area with borders stocked with mature plants and shrubs. Gated side access to front garden and off road parking for one car.





## Route to View

From our office in Borough Green head towards St. Mary's Platt on the A-25 Maidstone Road. After approximately 1 mile turn right into Grange Road. The property can be found at the end of the road on the left hand side as 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](http://www.environment-agency.gov.uk)

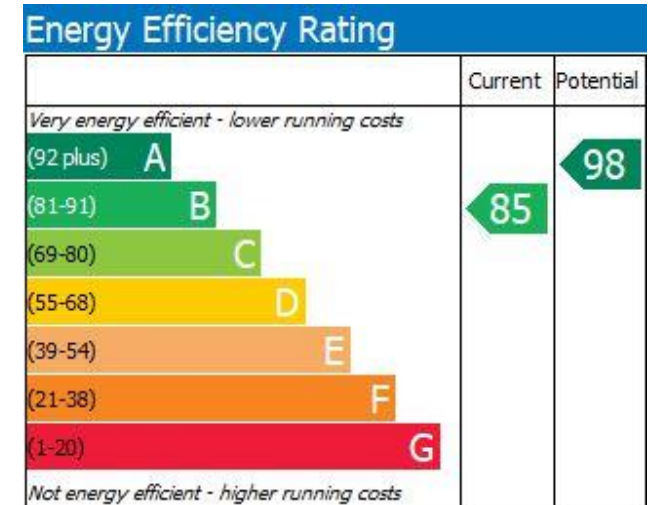
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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)**

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



