



37 LINGFIELD ROAD, BOROUGH GREEN, KENT, TN15 8HJ

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

 **Hillier**
Reynolds

£425,000

FREEHOLD

Well-presented three bedroom semi-detached family home.

Fully enclosed mature garden.

Detached garage and driveway with parking for approx. 2 cars.





We are excited to market this well-presented three bedroom semi-detached family home that is located in a popular road just a short walk away from the village centre with its selection of shops and coffee bars as well as the mainline station with services to London and Ashford.

The home has been well-maintained by the current owner but would benefit from some cosmetic updating. As you enter the property you will find a large bright and sunny lounge on your right. This is a well-proportioned room with a large bay window allowing for plenty of natural light. There is original parquet flooring as well as a brick- built fireplace as a central focal point of the room. The kitchen has a good selection of units and work top space and leads out to a large conservatory that the current owner uses as a dining room. This is a bright and sunny room which leads out to the fully enclosed mature garden. There is a patio area which is ideal for entertaining family and friends. The garden is mainly laid to lawn and has borders stocked with flowers and shrubs. There is a wooden shed for storage as well as a detached garage. There is a gate that leads to the block paved driveway and front garden.

Upstairs you will find the master bedroom which is located at the front of the property. This is a bright and sunny room due to its south facing aspect. The second bedroom is a good-sized double room which looks over the garden. The third bedroom is a single room with built in storage.

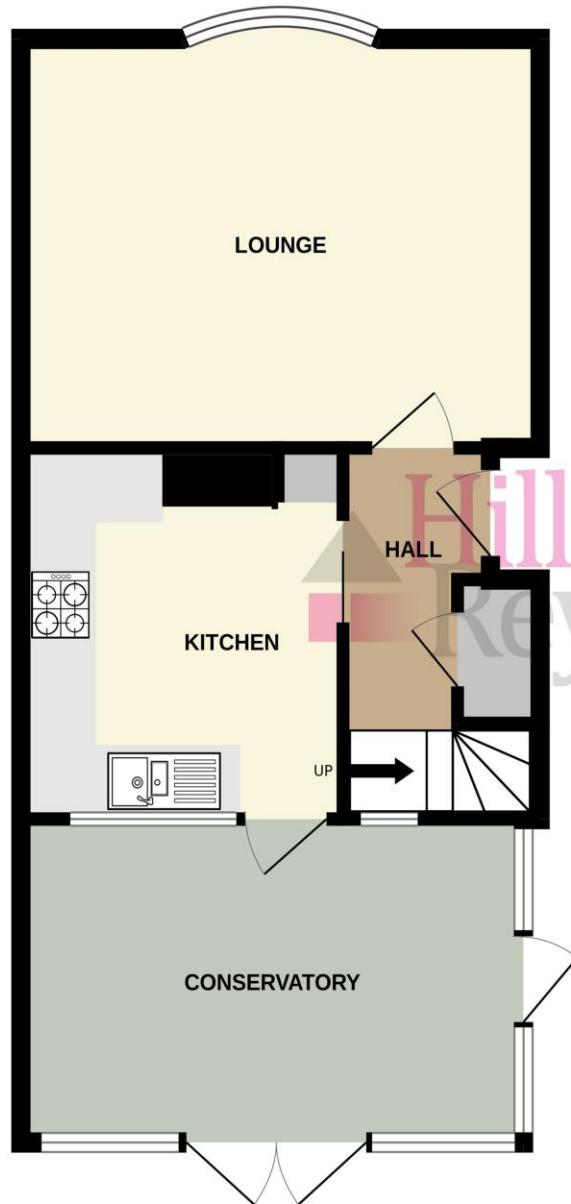
The bathroom is modern with a shower over the bath. There is a separate WC.

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

We are expecting a high level of interest in this property and viewing is highly recommended in order to avoid disappointment.

GROUND FLOOR
46.3 sq.m. (498 sq.ft.) approx.

1ST FLOOR
33.3 sq.m. (358 sq.ft.) approx.



ACCOMMODATION

Entrance Hallway

Lounge

15'11" (4.85m) x 11'11" (3.63m)

Kitchen

10'10" (3.30m) x 9'10" (3.00m)

Conservatory

15'5" (4.70m) x 9'5" (2.87m)

First Floor Landing

Bedroom 1

11'11" (3.63m) x 9'8" (2.95m)

Bedroom 2

10'11" (3.33m) x 7'7" (2.31m)

Bedroom 3

9'0" (2.74m) x 5'11" (1.80m)

Bathroom

W.C.

Outside

Fully enclosed mature rear garden mainly laid to lawn with borders stocked with flowers and shrubs. Patio area and wooden storage shed. Side gate to front garden and block paved driveway with parking for approx. 2 cars.

Detached Garage - 19'7" (5.97m) x 10'2" (3.10m)

TOTAL FLOOR AREA : 79.6 sq.m. (856 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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Route to View

From our office in Borough Green proceed east along the A25 Maidstone Road towards St. Mary's Platt. Go past the petrol station on the right and take the next left into Crow Hill Road. At the end turn right into Lingfield Road. The home can be found 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

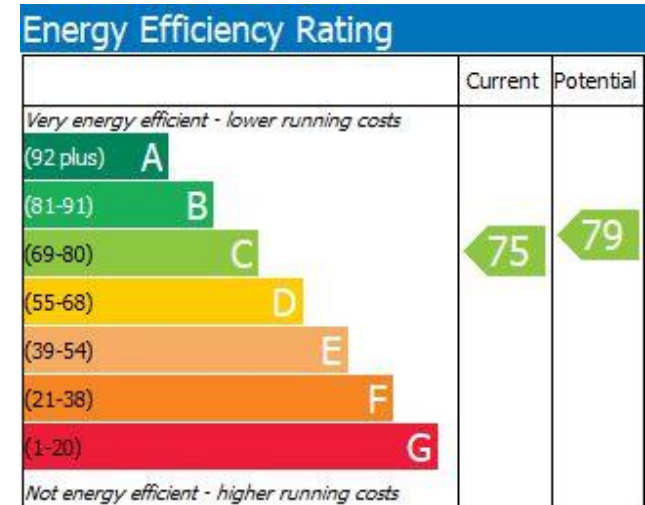
www.landregistry.gov.uk

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

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



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

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