



26 CROWHURST ROAD, BOROUGH GREEN, KENT, TN15 8SJ

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 **Hillier**  
Reynolds

£500,000

FREEHOLD

Three bedroom extended semi-detached family home.

Driveway and integral garage.

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





We are pleased to market this three bedroom extended semi-detached family home that is located in a very popular road within walking distance of the village centre and mainline station.

This well-loved family home has been well-maintained by the current owner but would now benefit from some cosmetic updating. The property has been extended and now offers spacious living and sleeping accommodation. As you enter the property you will find a light and bright Lounge on the left. This is a well-proportioned and spacious room that is separated from the Dining room by double doors. The Dining room has been extended and has a door leading directly out to the sunny and mature rear garden. There is a patio area and a lawn that is surrounded by borders which are stocked with mature flowers and shrubs. There is a gate at the end of the garden which leads through to a public footpath leading up to the Reynolds Retreat spa and gym.

The Kitchen/Breakfast room also has direct access out to the garden. The Kitchen is well-fitted with a good selection of cupboards and work top space. There is a Utility room as well as a WC and access to the integral garage.

Upstairs on the first floor you will find two spacious and bright double Bedrooms as well as a family Bathroom. There is a Study which is ideal for anyone working from home.

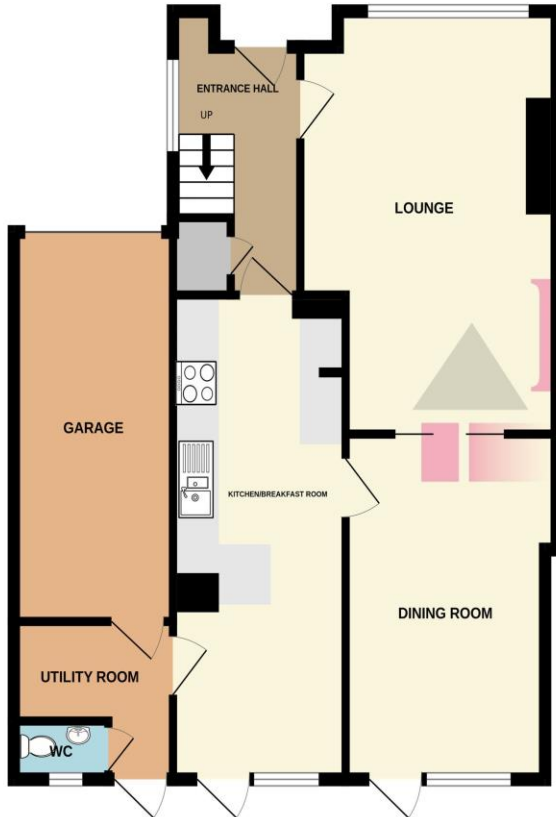
The loft has been extended and is now a large double Bedroom with en suite Shower room.

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 highly recommended to fully appreciate the size and potential of this family home.

# ACCOMMODATION

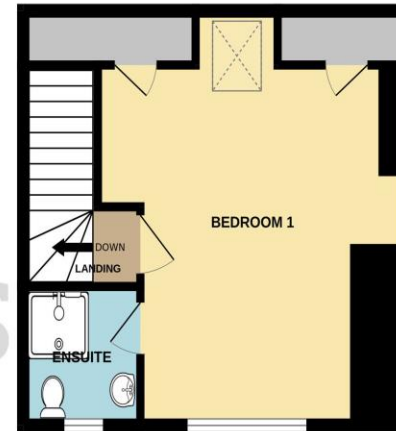
GROUND FLOOR  
70.1 sq.m. (755 sq.ft.) approx.



1ST FLOOR  
39.5 sq.m. (425 sq.ft.) approx.



2ND FLOOR  
28.1 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA : 137.7 sq.m. (1483 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

18'1" (5.51m) x 12'3" (3.73m) reducing to 10'1" (3.07m)

## Dining Room

14'9" (4.50m) x 10'1" (3.07m) reducing to 9'7" (2.92m)

## Kitchen/Breakfast Room

21'6" (6.55m) x 8'3" (2.51m)

## Utility Room

7'7" (2.31m) x 4'3" (1.30m)

## W.C.

## First Floor Landing

## Bedroom 2

11'8" (3.56m) x 10'4" (3.15m)

## Bedroom 3

10'7" (3.23m) x 9'2" (2.79m)

## Bathroom

## Study

8'11" (2.72m) x 7'5" (2.26m)

## Second Floor Landing

## Bedroom 1

15'5" (4.70m) x 14'9" (4.50m) maximum measurements

## En-suite

## Outside

Fully enclosed mature westerly facing rear garden mainly laid to lawn. Flower beds stocked with flowers and shrubs. Wooden garden shed. Front garden and block paved driveway for approx. 2 cars.

**Garage** - 16'8" (5.08m) x 7'10" (2.39m)



## 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 then first right into Crowhurst Road. The home can be found on the right 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)

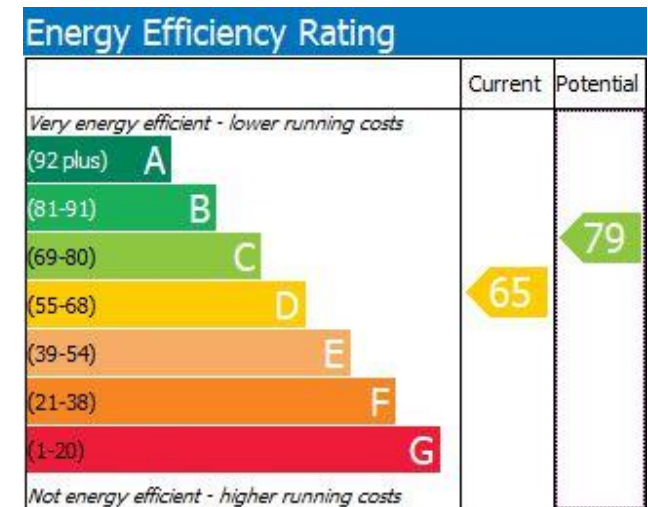
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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

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