



38 WYE ROAD, BOROUGH GREEN , KENT, TN15 8DX

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 **Hillier**  
Reynolds

# £415,000

## FREEHOLD

Three bedroom semi -  
detached family home on  
corner plot.

Driveway and detached  
garage.

Located in a popular road  
within walking distance of  
MLS and village centre. NO  
ONWARD CHAIN.





We are pleased to market this three bedroom semi-detached family home that is located on a generous corner plot and offers scope for extension subject to the usual planning consents. The property is located in a popular road within walking distance of the village centre and mainline station. Borough Green Primary school and Wrotham Secondary school are also within easy walking distance.

The property has been well-maintained by the current owner but would benefit from some updating. At the front of the property you will find a well-proportioned and sunny lounge. There is an ornamental fireplace with an electric fire as a central focal point of the room.

The kitchen is modern and well-fitted with a good selection of cupboards and work top space. There is a back door that leads out to the rear courtyard style garden. This is a secluded and private patio area. The mature side garden is mainly laid to lawn with borders stocked with mature plants and shrubs. The side garden has potential to be incorporated with the rear courtyard. There is a wooden storage shed as well as a detached garage. A block paved effect driveway provides parking for approx. 2 cars.

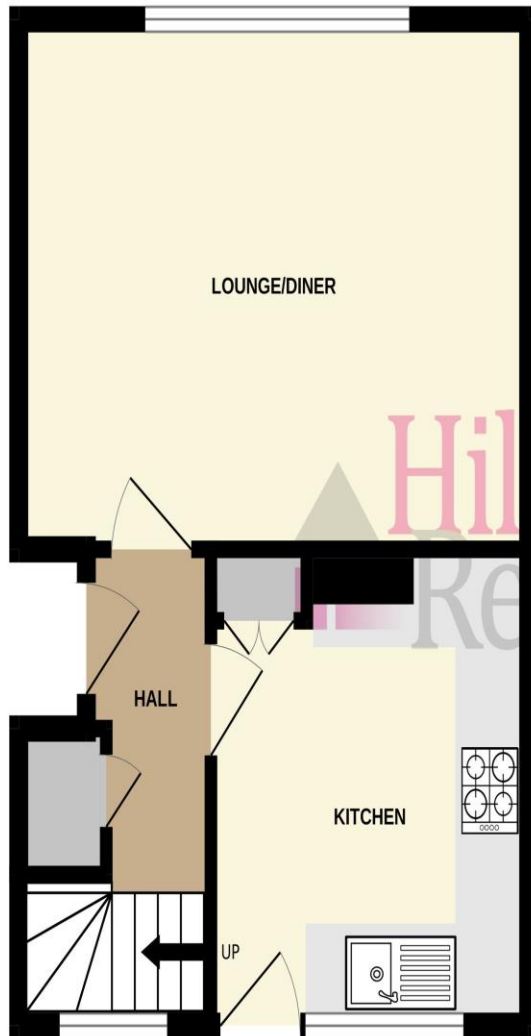
Upstairs you will find the master bedroom at the front of the property. This is a light and bright room with plenty of space. The second bedroom over-looks the garden and has built in wardrobes providing storage space. The third bedroom is a single room which the current owner uses as an office.

There is a wet room style bathroom as well as a separate WC.

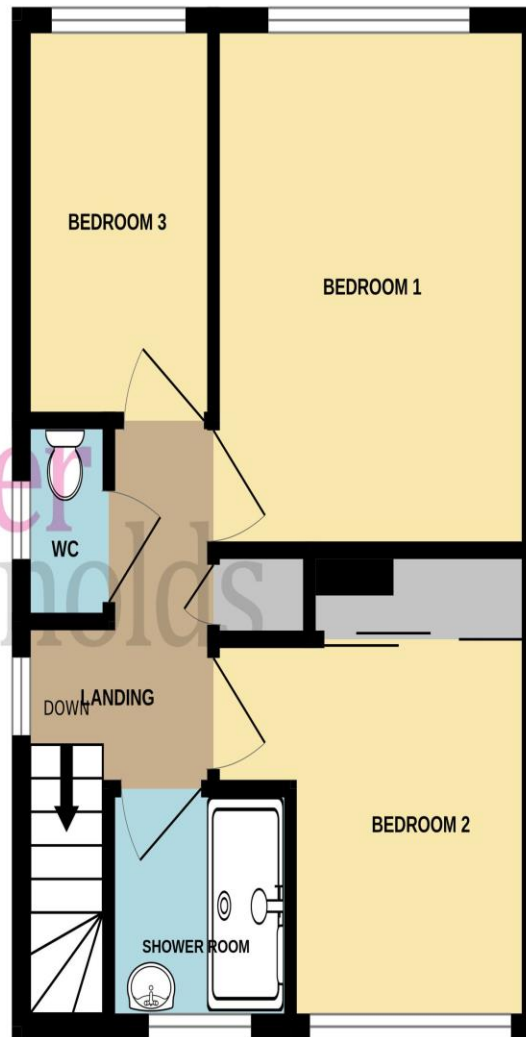
Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. The neighbouring village of Wrotham is also within walking distance and has a sought-after secondary school. There 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.

This property is offered for sale with NO ONWARD CHAIN. Viewing is by appointment only.

GROUND FLOOR



1ST FLOOR



## ACCOMMODATION

### Entrance Hallway

### Lounge/Diner

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

### Kitchen

10'8" (3.25m) x 9'11" (3.02m)

### First Floor Landing

### Bedroom 1

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

### Bedroom 2

8'9" (2.67m) x 7'6" (2.29m)

### Bedroom 3

9'0" (2.74m) x 5'10" (1.78m)

### Shower Room

### W.C.

### Outside

Rear paved garden as well as a side garden that is mainly laid to lawn with borders stocked with mature flowers and shrubs. Wooden garden shed. Pretty front garden and block paved effect driveway with parking for approx. 2 cars

**Detached Garage** - 16'0" (4.88m) x 9'4" (2.84m)



## Route to View

From our Office in Borough Green proceed north along the high street. At the end turn right into Wrotham Road. Take the third turning right into Wye Road. The property can be found on the right 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)

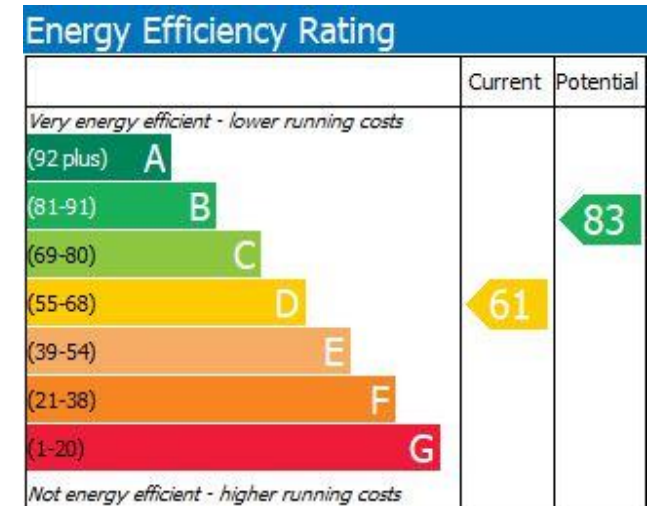
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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)**

