



29 TOLSEY MEAD, BOROUGH GREEN, KENT, TN15 8EQ

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 **Hillier**
Reynolds

£450,000

FREEHOLD

Beautifully presented three bedroom link detached house.

Fully enclosed private rear garden, driveway with parking for one car.

Walking distance to mainline station and High street.





We are excited to market this beautifully presented three bedroom link detached family home that 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-looked after and maintained by the current owner. The lounge is a bright and sunny well-proportioned room due to its south facing aspect. The kitchen/diner is spacious with plenty of space for a dining table and chairs. The kitchen is modern with a good selection of cupboards and work top space. There is a bright conservatory that provides additional living space. The garden is a low maintenance outside area that is ideal for entertaining family and friends. There is a large patio area and a further paved area so that the sun can be enjoyed throughout the day. There is a raised pond as well as flower borders stocked full of mature flowers and shrubs. A wooden garden shed provides storage. There is a personal door to the garage.

A useful cloakroom completes the downstairs accommodation.

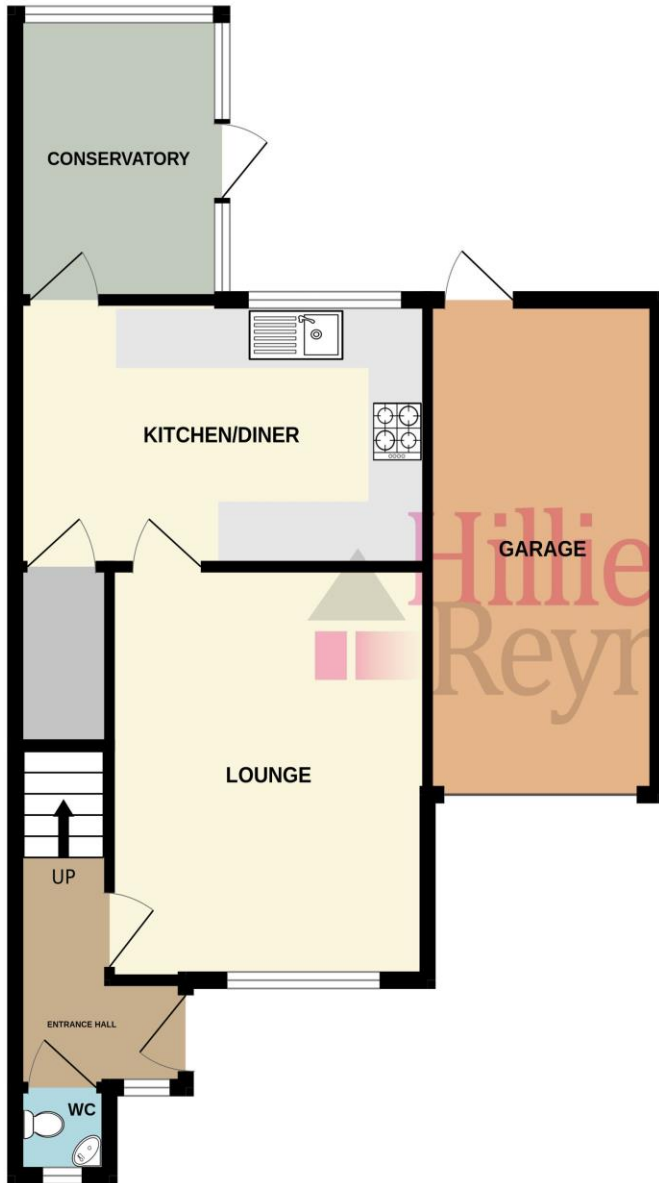
Upstairs is a light and bright landing. The master bedroom is at the rear of the property over-looking the garden and enjoys beautiful views over neighbouring fields. Bedroom two is at the front of the property and has built in wardrobes providing storage. The third bedroom is a single room that the current owner uses as an office. The Bathroom is light and bright with a bath and shower over.

At the front of the property is a pretty landscaped front garden with a driveway providing parking for one car.

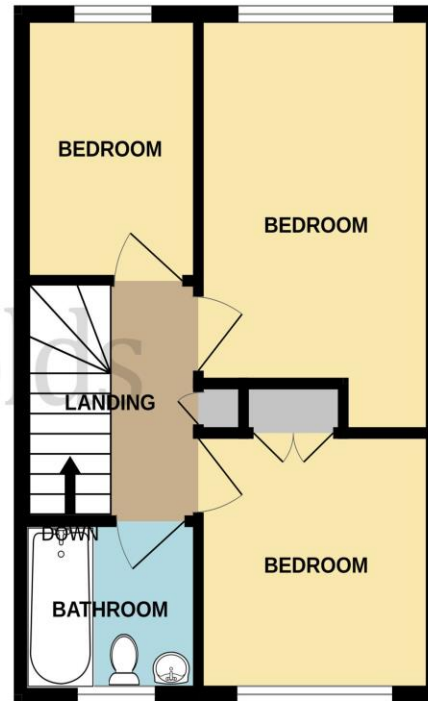
Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. The neighbouring village of Wrotham is also within walking distance and has a sought- after secondary school. There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

Viewing is strictly by appointment only.

GROUND FLOOR
55.1 sq.m. (593 sq.ft.) approx.



1ST FLOOR
32.2 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA : 87.3 sq.m. (940 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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ACCOMMODATION

Entrance Hallway

Cloakroom

Kitchen/Diner

15'02" (4.62m) x 9'0" (2.74m)

Lounge

13'11" (4.24m) x 11'08" (3.56m)

Conservatory

9'08" (2.95m) X 7'07" (2.31m)

First Floor

Landing

Bedroom 1

12'02" (3.71m) x 8'06" (2.59m)

Bedroom 2

9'0" (2.74m) x 8'08" (2.64m)

Bedroom 3

8'11" (2.72m) x 6'08" (2.03m)

Bathroom

Outside

Fully enclosed low maintenance rear garden with paved patio area . Borders stocked with mature flowers and shrubs. Raised pond and wooden garden shed.

Garage :-

16'08" (5.08m) X 8'06" (2.59m)

Driveway with parking for 1 car.



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

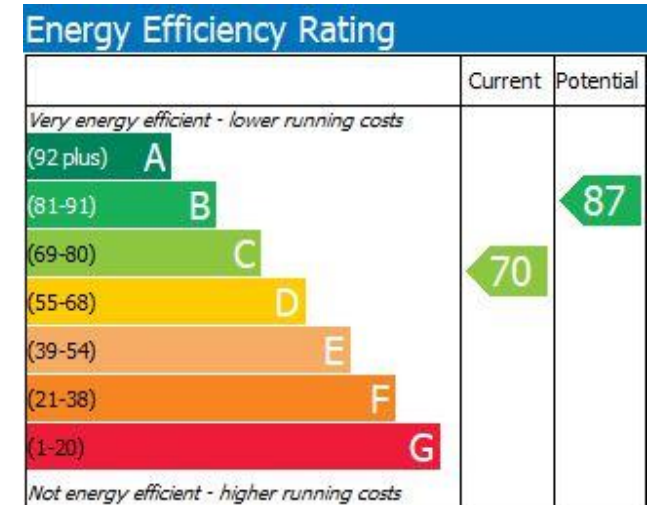
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



Route to View

From our Borough Green office proceed north up the High Street. At the end turn right onto the Wrotham Road. Take the third turning right into Wye Road then immediately left into Tolsey Mead. The property can then be found towards the end of the cul de sac on the left hand side.

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

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.

