



8 DRYLAND ROAD, BOROUGH GREEN, KENT, TN15 8SG

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 **Hillier**
Reynolds

£525,000

FREEHOLD

Beautifully presented extended three bedroom semi-detached house.

Fully enclosed south facing rear garden.

Located in sought after road within walking distance of village centre and MLS.





We are excited to market this beautifully presented and extended three bedroom semi-detached family home that is located in a very sought after position within walking distance of the village centre and mainline station.

The property has been updated and improved by the current owner and is beautifully decorated throughout. The Lounge is a bright, well-proportioned room with a log burner as a central focal point of the room. The current owners have created a wonderful Family/Dining room which is a bright and sunny sociable living space. There are French doors that open out to the beautifully landscaped south facing rear garden. This is mainly laid to lawn with borders stocked full of mature plants and shrubs. At the rear of the garden there is another seating area with a wooden pergola.

The Kitchen is modern and stylish with white gloss units. There is a good selection of cupboards and work top space. There is a lobby area to the side with a useful Cloakroom and access to the garage.

Upstairs the property is as nicely presented as downstairs. The master Bedroom is at the front of the property and is a spacious and bright room with plenty of space for bedroom furniture. The second Bedroom over-looks the garden and is a generous double room with built in storage cupboards. The third Bedroom is a good sized single room.

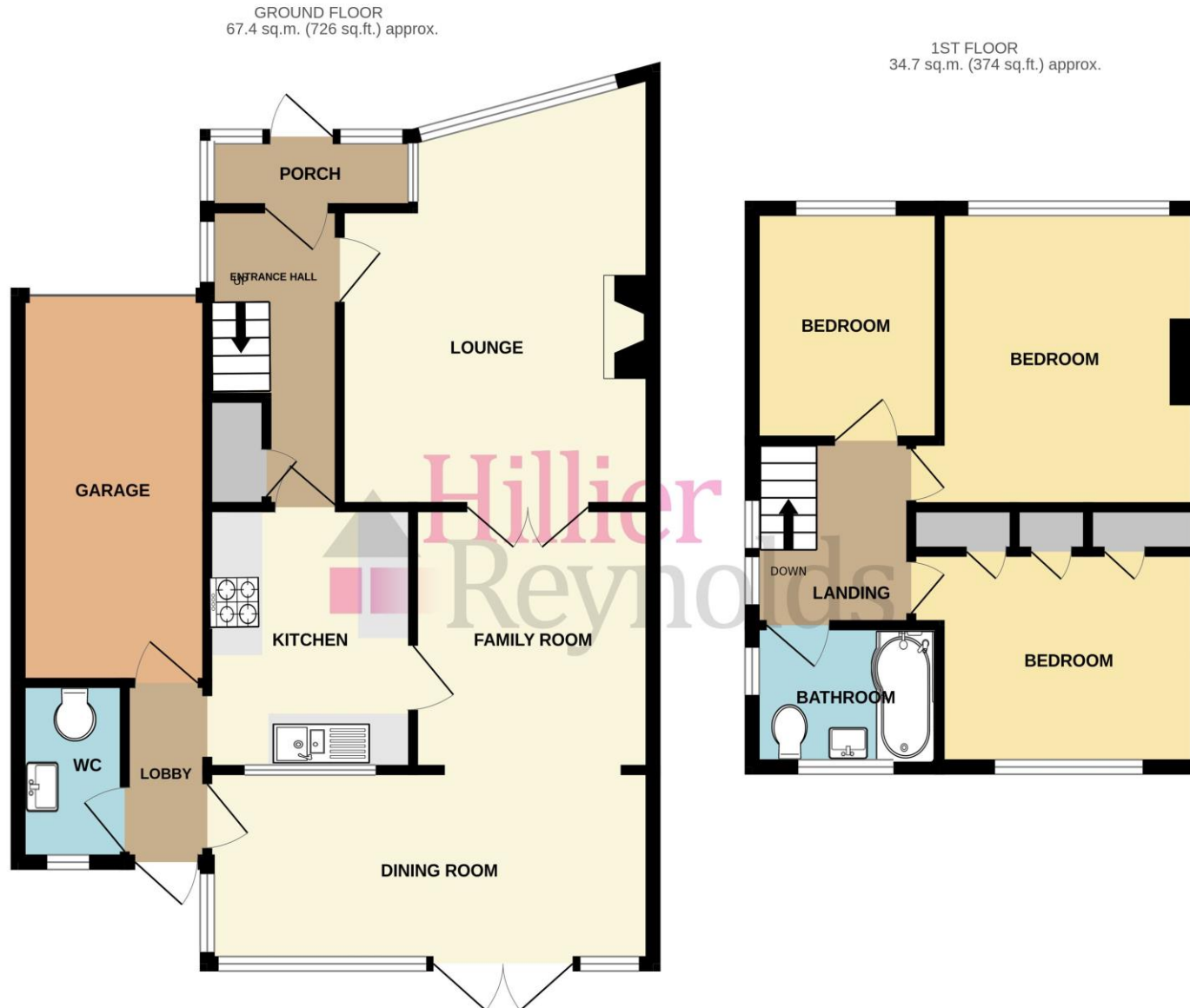
The family Bathroom is well-fitted and stylish with a bath and shower over.

The property benefits from a driveway with parking for one car as well as a front garden that is mainly laid to lawn.

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.

We are expecting a high level of interest in this stylish family home so early viewing is recommended to avoid disappointment.

ACCOMMODATION



GROUND FLOOR
67.4 sq.m. (726 sq.ft.) approx.

1ST FLOOR
34.7 sq.m. (374 sq.ft.) approx.

TOTAL FLOOR AREA : 102.1 sq.m. (1099 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 Porch

Entrance Hallway

Lounge

16'11" (5.16m) x 12'4" (3.76m)

Family Room

10'1" (3.07m) x 9'11" (3.02m)

Dining Room

17'7" (5.36m) x 7'5" (2.26m)

Kitchen

11'8" (3.56m) x 8'1" (2.46m)

Inner Lobby

Cloakroom

First Floor

Landing

Bedroom 1

11'11" (3.63m) x 8'11" (2.72m)

Bedroom 2

10'9" (3.28m) x 9'2" (2.79m)

Bedroom 3

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

Bathroom

8'5" (2.57m) x 7'7" (2.31m)

Outside

Patio area with steps leading to large lawn area. Wealth of flowers and shrubs with shed to remain.

Front comprising of driveway leading to **Garage** plus lawn area.



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. At the end turn left into Dryland Road and 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

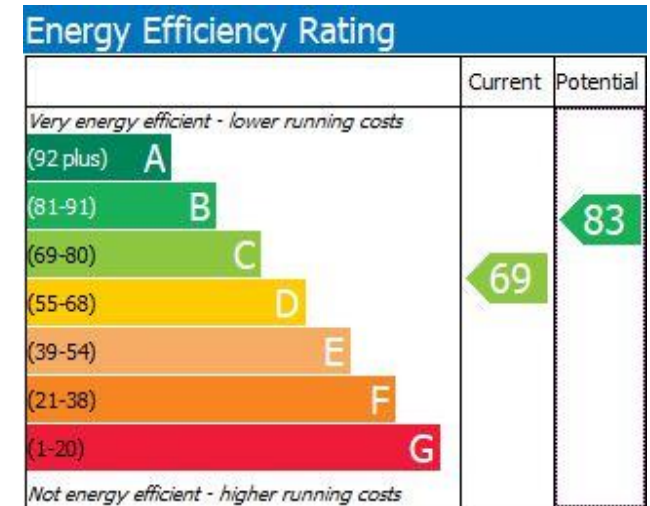
www.landregistry.gov.uk

<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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