



201 FAIRFIELD ROAD, BOROUGH GREEN, KENT, TN15 8DU

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 **Hillier**  
Reynolds



O.I.E.O

£550,000

FREEHOLD

Beautifully presented three bedroom detached bungalow.

Incredibly convenient location being only a few hundred yards from train station and high street.

In & out driveway with established gardens that surround the home.





We are excited to market this beautifully presented and well-maintained three bedroom detached bungalow that is located just a stone's throw from the village centre and mainline station. This property is situated on a good-sized plot and has a wrap-around garden as well as an in and out driveway with stable gates on both sides. There is ample parking for multiple cars.

As soon as you enter the property you will appreciate how light and bright this property is. Decorated in calm neutral colours throughout, this property is both spacious and modern. You will find the lounge on your left-hand side. This a bright and well-proportioned room with plenty of natural light. An open plan design leads you through to the kitchen and dining area. There are French door that lead out to the garden and patio area that is perfect for entertaining family and friends. The fully enclosed, manicured wrap-around garden is mainly laid to lawn and has borders stocked with mature plants and shrubs. There are two wooden storage sheds as well as a wooden summer house.

The kitchen/diner is stylish and modern with shaker style units and wooden worktops. Integrated appliances give a sleek streamlined look and there is a good selection of units providing plenty of storage space.

All three of the bedrooms are double rooms. The master bedroom is located at the front of the property. This generous room has plenty of space for bedroom furniture. The second bedroom overlooks the garden and has fitted wardrobes. The third bedroom, currently used as a nursery, is a good-sized room that would work equally well as a study for anyone needing a home office.

The bathroom is spacious and well-fitted with a bath and shower over.

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.

Bungalows in this area are rare and especially ones that are updated to this standard so viewing is highly recommended to avoid disappointment.

GROUND FLOOR  
82.2 sq.m. (884 sq.ft.) approx.



# ACCOMMODATION

## Entrance Hallway

## Lounge

15'9" (4.80m) x 11'8" (3.56m)

## Kitchen/Diner

21'2" (6.45m) x 9'1" (2.77m)

## Bedroom 1

13'4" (4.06m) x 10'5" (3.17m)

## Bedroom 2

10'5" (3.17m) x 9'3" (2.82m)

## Bedroom 3

9'9" (2.97m) x 8'11" (2.72m)

## Bathroom

## Outside

Driveway for multiple cars with in and out entrance and stable gates.  
Established gardens that surround the home being mainly laid to lawn with patio and flower and shrub borders. Two wooden storage sheds and summer house.

TOTAL FLOOR AREA: 82.2 sq.m. (884 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 Borough Green office proceed North along the High Street. At the end turn right into Wrotham Road and go past the train station. Take the next turning left into Fairfield Road and the property can be found immediately 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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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)

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