



53 ISLES QUARRY ROAD, BOROUGH GREEN, KENT, TN15 8FP

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 **Hillier**  
Reynolds

Offers In Excess Of

£700,000

FREEHOLD

Beautifully presented four bedroom detached family home.

Open plan kitchen/diner/family room and two further reception rooms.

Quiet yet convenient position within walking distance of village centre and MLS.





We are excited to market this beautifully presented four bedroom detached family home that is located in a quiet position at the end of a cul de sac on the popular and sought after Hazelbourne Estate. The property was built by Crest Homes in 2015 with the remainder of a 10 year NHBC. The Woodbridge was the largest style of detached property on the development. The property has a driveway and car port and can accommodate parking for approx. 2/3 cars. To the rear of the car port is a useful storage room.

This attractive and spacious home is decorated throughout in calm neutral tones. As you enter the property you will find a bright and sunny lounge on your left-hand side. This is a well-proportioned room with a dual aspect and an attractive fireplace as a central focal point of the room. On your right-hand side is a further reception that is currently used as a home office.

At the rear of the property, you will find the open plan kitchen/diner/family room. This large open space is perfect for the modern family and provides a sociable and practical living and dining area. The kitchen units are stylish and well-fitted with plenty of storage space and wooden worktops. There is a utility room with access to the garden. The dining area has french doors that lead out to the fully enclosed easterly facing rear garden. The garden is mainly laid to lawn with a paved patio area and a wooden garden shed.

A cloakroom completes the downstairs living accommodation.

Upstairs you will find four generously proportioned bedrooms. The master bedroom is located at the front of the property and has a well-fitted and stylish en suite shower room. There are fitted wardrobes providing plenty of storage space. Bedrooms two and three are both large double rooms with built in wardrobes. The fourth bedroom is large enough to take a double bed and would make an excellent guest bedroom.

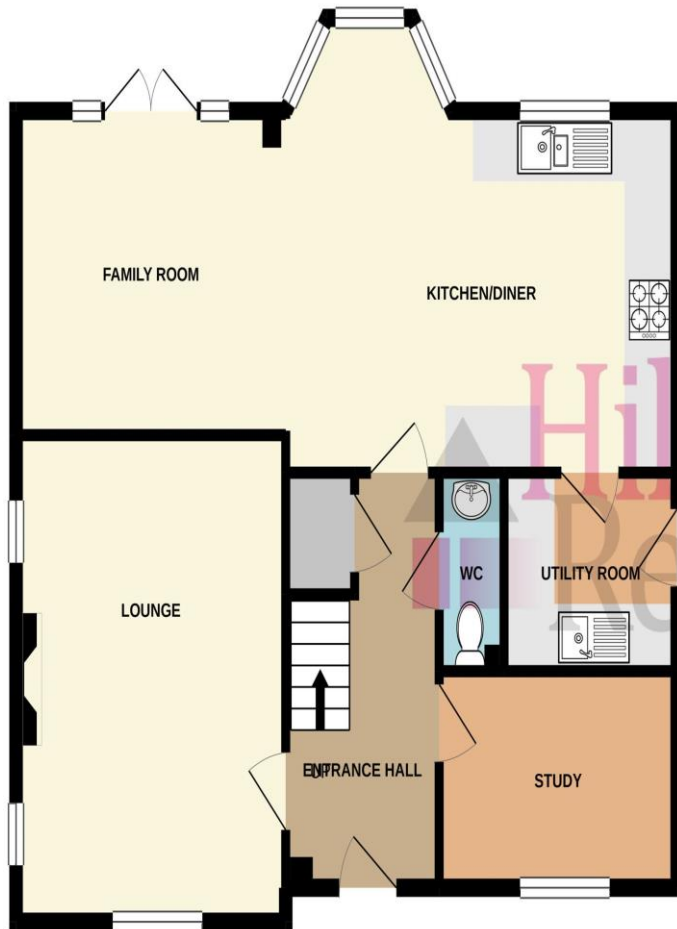
The family bathroom is well-fitted with bath and shower over.

The home is situated on a popular road and backs onto trees and greenery; it is only a few minutes' walk from the village centre with its selection of shops and cafes. The mainline railway station is also just a short walk away and has regular services to London Bridge, Charing Cross and Victoria. The popular Borough Green Primary school and Wrotham secondary school are also within walking distance. There are good transport links with the M20, M26 Motorways just a short drive away.

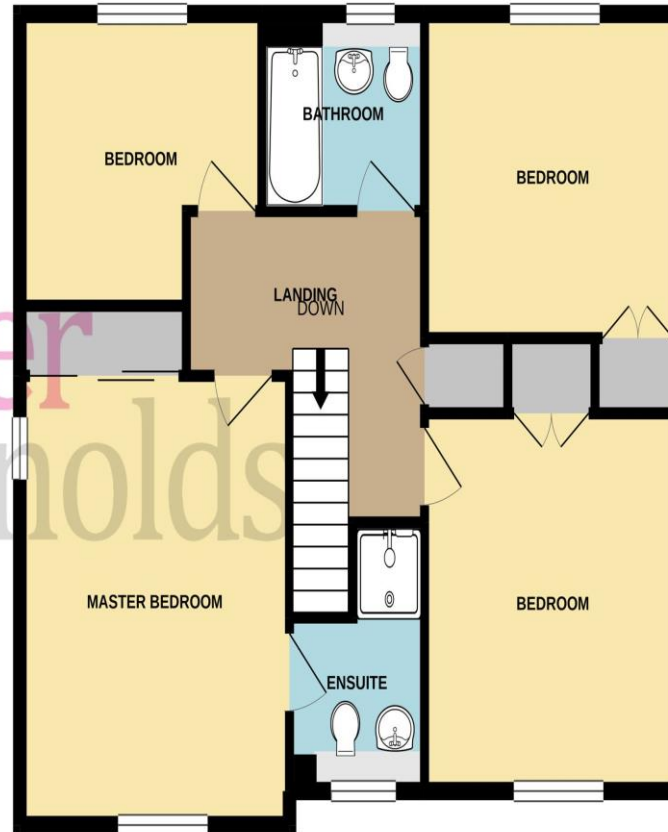
Viewing is strictly by appointment only.

# ACCOMMODATION

GROUND FLOOR



1ST FLOOR



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

**Study** - 10'10" (3.30m) x 7'9" (2.36m)

## Cloakroom

**Lounge** - 15'8" (4.78m) x 11'10" (3.61m)

**Kitchen** - 17'0" (5.18m) x 10'5" (3.17m)

**Dining Area** - 11'9" (3.58m) x 10'5" (3.17m)

**Utility Room** - 7'7" (2.31m) x 6'5" (1.96m)

## First Floor Landing

**Master Bedroom** - 14'4" (4.37m) x 12'0" (3.66m)

**En-suite** - 6'2" (1.88m) x 5'7" (1.70m)

**Bedroom 2** - 12'2" (3.71m) x 11'3" (3.43m)

**Bedroom 3** - 11'2" (3.40m) x 10'10" (3.30m)

**Bedroom 4** - 11'0" (3.35m) x 9'5" (2.87m)

**Family Bathroom** - 7'1" (2.16m) x 5'6" (1.68m)

## Outside

Rear garden comprising of large lawn area, patio area & side access to:  
Front garden comprising lawn area with flowers & shrubs.

Door to:

**Storage Room** - 9'10" (3.00m) x 6'4" (1.93m)

**Car Port** - 15'7" (4.75m) x 9'10" (3.00m)



## 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>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Route to View

From our office in Borough Green head West along the Sevenoaks Road towards Ightham. At the second roundabout take the first left onto Dark Hill Road. Take the next right into Hazelbourne Avenue. Take the second right into Isles Quarry Road and the property can be found at the end on the left hand side.

For more information or to arrange an appointment to view, please contact us on:

**01732 884422**

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**[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)**

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