



10 ISLES QUARRY ROAD, BOROUGH GREEN, KENT, TN15 8FB

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£415,000

FREEHOLD

Beautifully presented three bedroom terraced home.

Popular development within walking distance of village centre and mainline station.

Fully enclosed low maintenance rear garden and two allocated parking spaces.





We are delighted to market this attractive and well-presented terraced home that is located 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.

This well-loved family home has been owned since new and has been well-maintained and looked after. As you enter the property you will appreciate the spacious entrance hall. The property is decorated throughout in calm neutral colours. You will find the kitchen/diner on the left. This is a bright and sunny room with plenty of space for a dining suite. The kitchen is modern and well-fitted with a good selection of cupboards and work top space. The lounge is at the rear of the property and is a spacious and well-proportioned room that has a large storage cupboard and French doors leading out to the fully enclosed rear garden. The garden is low maintenance with artificial grass and a wooden storage shed. There is a paved patio area that is ideal for entertaining family and friends. There is a back gate that leads to the two allocated parking spaces which are situated at the rear of the property. A cloakroom completes the downstairs living accommodation.

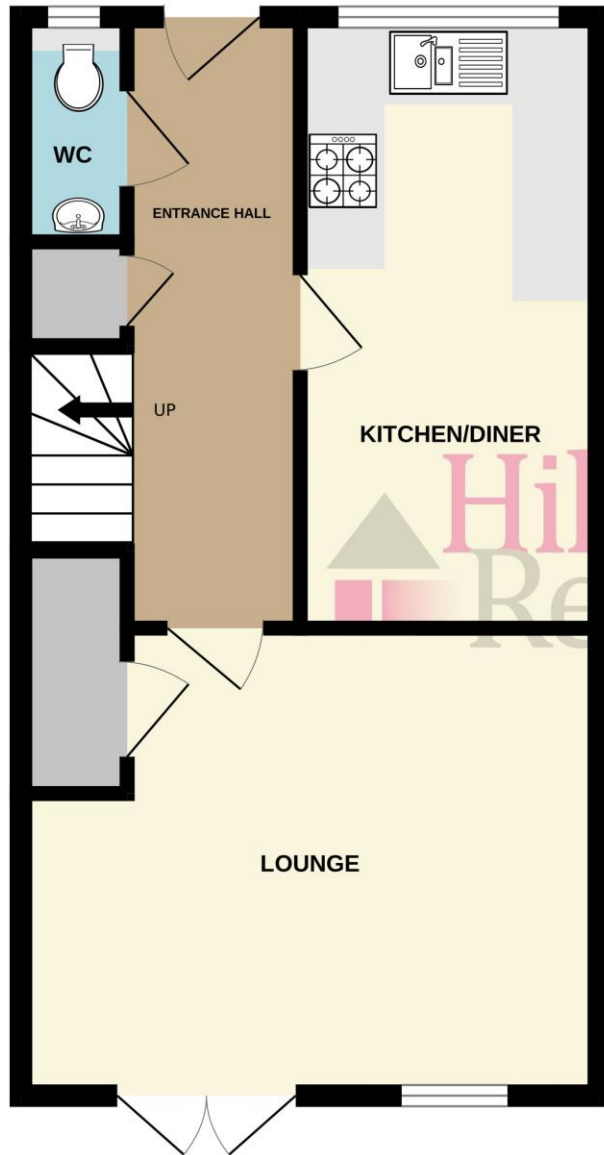
Upstairs, you will find the master bedroom at the front of the property. There is a large built-in wardrobe and an en suite shower room. The second double bedroom over-looks the garden. The third bedroom is a good-sized single room. There is a large well-fitted family bathroom.

The home is situated on a popular road and 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.

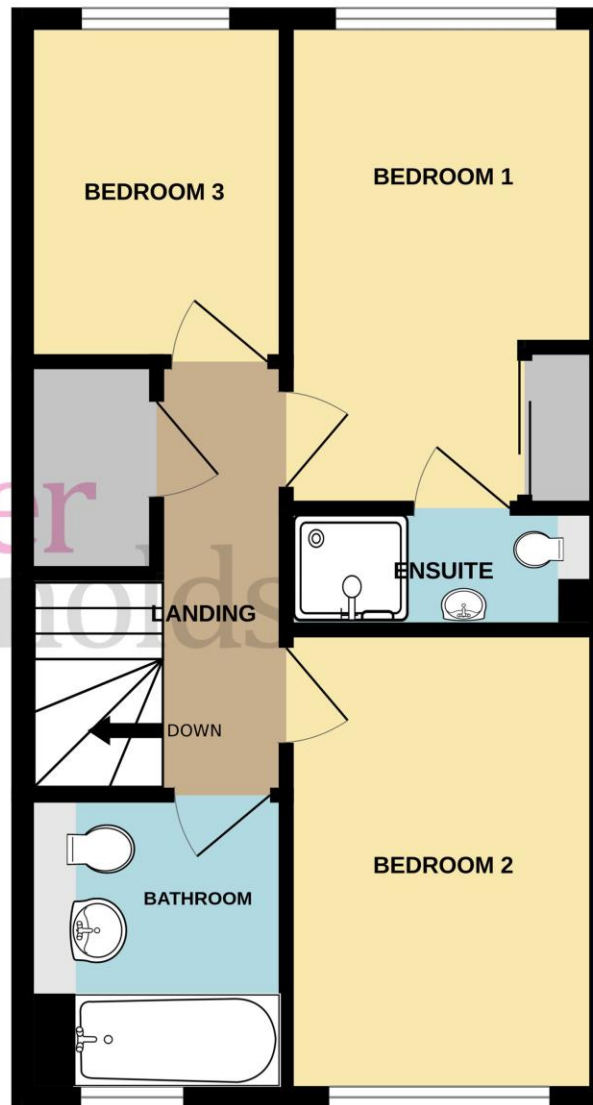
Viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
39.7 sq.m. (427 sq.ft.) approx.



1ST FLOOR
39.4 sq.m. (424 sq.ft.) approx.



Entrance Hallway

Lounge

15'1" (4.60m) x 12'3" (3.73m)

Kitchen/Diner

16'1" (4.90m) x 7'10" (2.39m)

W.C.

First Floor Landing

Bedroom 1

12'10" (3.91m) x 8'3" (2.51m)

En-suite

Bedroom 2

11'10" (3.61m) x 8'4" (2.54m)

Bedroom 3

9'0" (2.74m) x 6'5" (1.96m)

Bathroom

Outside

Courtyard garden to front comprising of path and slate shingled area. Rear garden comprising of synthetic lawn area and patio area. Rear gate leading to 2 allocated parking spaces.

TOTAL FLOOR AREA : 79.0 sq.m. (851 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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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

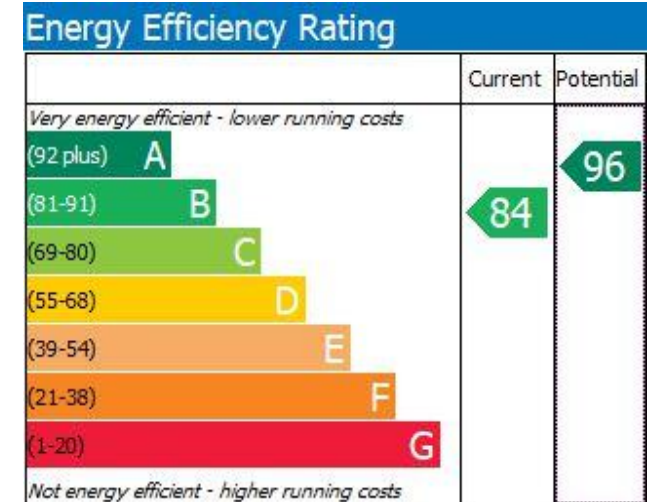
www.landregistry.gov.uk

<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 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 home can be found on the right-hand side as denoted by our For Sale sign.

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.

