



53 FAIRFIELD ROAD, BOROUGH GREEN, KENT, TN15 8DL

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

 **Hillier**
Reynolds

£285,000

LEASEHOLD

Beautifully presented two
bedroom first floor
maisonette.

Enclosed rear garden. NO
ONWARD CHAIN.

Popular location within short
walk of village centre and
MLS.





We are delighted to market this spacious and well-presented two bedroom first floor maisonette which is offered for sale with NO ONWARD CHAIN. The property is located in a popular road within walking distance of the village centre and MLS.

As soon as you enter the property you will appreciate how light and bright the entrance hall is. The property is decorated in calm neutral colours throughout. You will find the lounge on your right-hand side. This is a generous and well-proportioned room with two windows allowing for plenty of natural light. The kitchen is located at the front of the property and is well-fitted and stylish with a good selection of kitchen units and work-top space.

Both bedrooms are double rooms, the largest of which is located at the front of the property. There is a built-in wardrobe and plenty of space for bedroom furniture. The second bedroom over-looks the garden and also has built in storage.

The bathroom is modern with a white suite and stylish vanity unit. There is a shower over the bath.

Outside the property benefits from its own garden which is mainly laid to lawn. There are two brick-built sheds that are ideal for storage.

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.

ACCOMMODATION

Entrance Door to -

Hallway with stairs to First Floor

Landing

Lounge

16'4" (4.98m) x 10'9" (3.28m)

Kitchen/Diner

16'9" (5.11m) x 7'6" (2.29m)

Bedroom 1

12'5" (3.78m) x 10'9" (3.28m)

Bedroom 2

12'6" (3.81m) x 8'10" (2.69m)

Bathroom

Outside

Enclosed rear garden mainly laid to lawn. Two brick-built storage sheds.

GROUND FLOOR
2.7 sq.m. (29 sq.ft.) approx.

FIRST FLOOR
63.7 sq.m. (686 sq.ft.) approx.



TOTAL FLOOR AREA : 66.4 sq.m. (715 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.

Made with Metropix ©2025



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

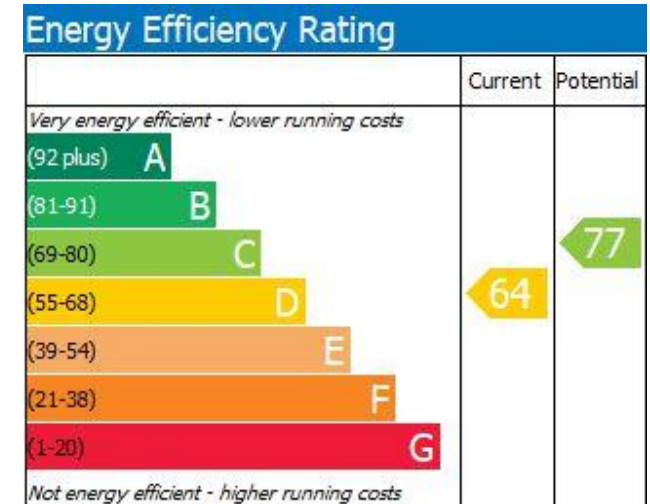
www.landregistry.gov.uk

<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 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. The property can be found on the left hand side just before the turning into Dene Lodge Close.

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.

