



12 MONCKTON ROAD, BOROUGH GREEN, KENT, TN15 8SD

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 **Hillier**
Reynolds

£430,000

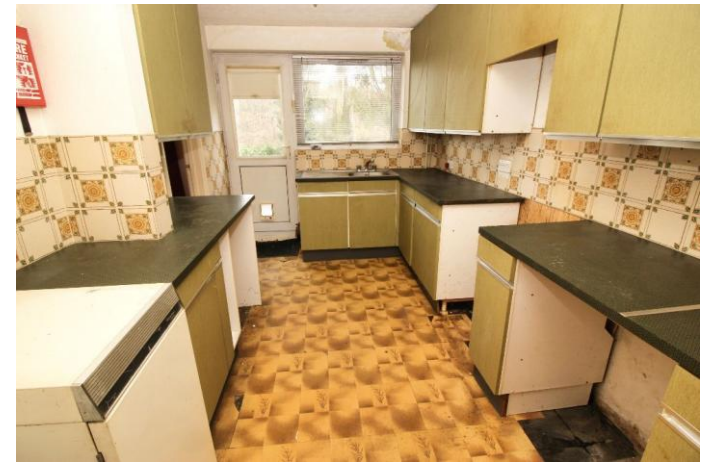
FREEHOLD

A 3 bedroom semi-detached home in need of refurbishment.

Easterly facing rear garden that overlooks the recreation ground.

Convenient and popular location within Borough Green.





This 3 bedroom semi-detached, Gough Cooper home is located in the highly sought after Woodlands estate within Borough Green village.

The home has not really been altered since built on the 1960's so offers plenty of potential to update and extend and is need of updating and modernizing. The home is being sold with No Chain.

Being nearly original does have its benefits. These become apparent from the moment you step inside the Hallway and see the beautiful parquet flooring. This continues through to the Lounge and Dining Room. Both rooms are separate but there are double opening doors that allow the rooms to be open plan making it feel much larger. Many similar homes have made use of the fireplace by opening back up or installing a log burner. The Kitchen we believe is original, it does offers plenty of storage cupboards and work top space whilst you plan your remodelling ideas.

Upstairs are 3 good sized bedrooms which Gough Cooper homes are renowned for. There are 2 double and a single. The Bathroom and W.C. are still separate, many other similar houses have had these 2 rooms opened into 1 giving a much larger Bathroom.

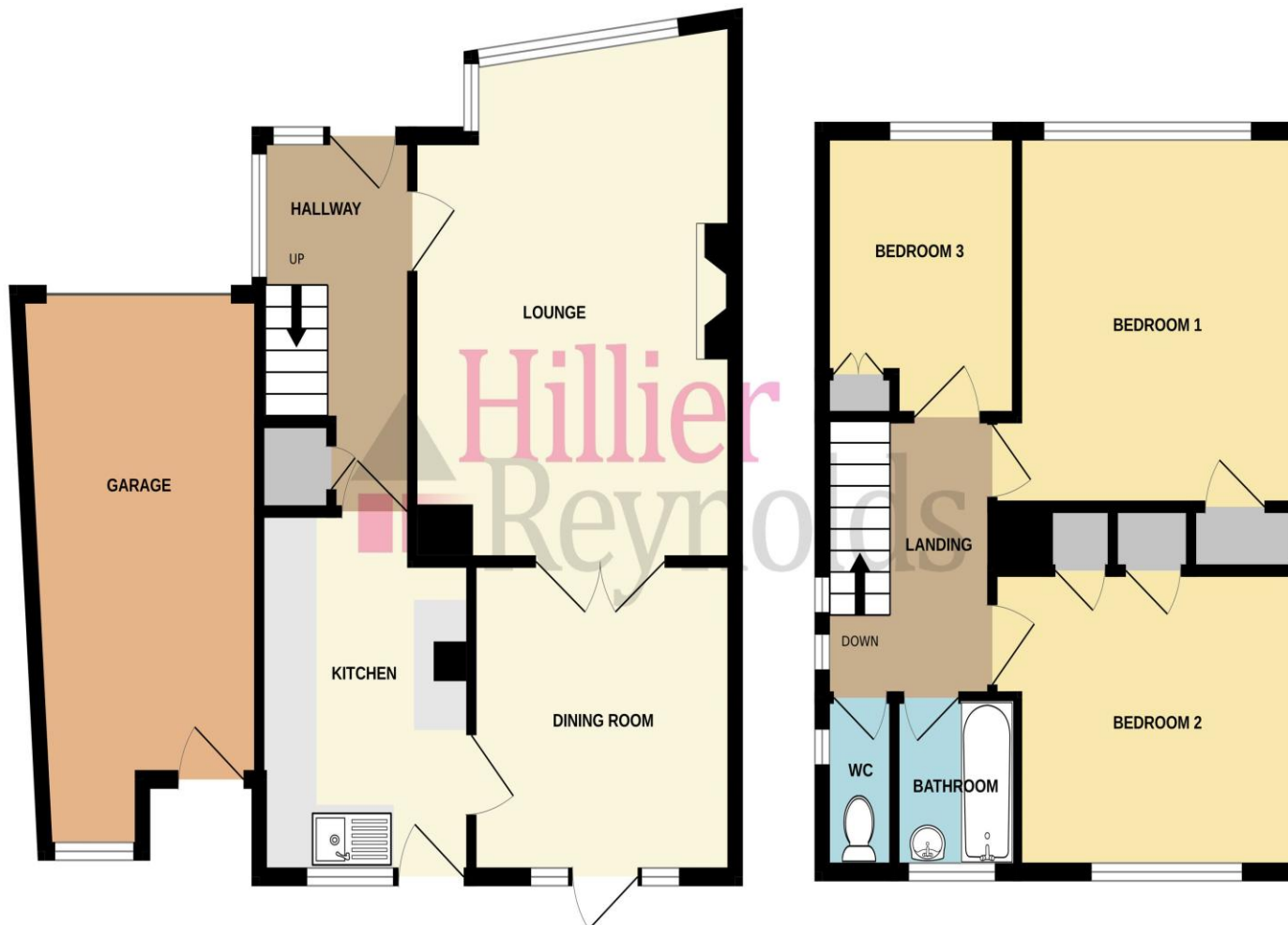
Outside the garden faces an easterly direction and has a pleasant view over the Borough Green recreation ground making it feel more open. There is a raised patio with steps leading down to a sizeable lawn area. A personal door leads into the Garage. The front has a lawn, which many neighbours have lost to create further parking. There is also a driveway for 2 cars.

The home is within a half mile of Borough Green village making it an easy walk for most. The village has a good selection of local shops and cafes. 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.

ACCOMMODATION

GROUND FLOOR
54.6 sq.m. (588 sq.ft.) approx.

1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 93.7 sq.m. (1008 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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Hallway

Lounge

17'1" (5.21m) max x 12'4" (3.76m)

Dining Room

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

Kitchen

11'6" (3.51m) x 8'1" (2.46m)

First Floor Landing

Bedroom 1

11'10" (3.61m) x 10'11" (3.33m)

Bedroom 2

10'7" (3.23m) x 9'8" (2.95m)

Bedroom 3

9'0" (2.74m) x 7'6" (2.29m)

Bathroom

W.C.

Outside

Easterly facing rear garden comprising of raised patio area, lawn area and shed to remain. Personal door to -

Garage - 13'11" (4.24m) x 9'3" (2.82m)

Front comprising of lawn area and driveway for 2 cars.



Route to View

From our office in Borough Green proceed south down Quarry Hill Road towards the doctor's surgery. Take the second turning left into Harrison Road. Take the last turning left into Monckton Road and the home can be found on the right hand side denote by our For Sale board.

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

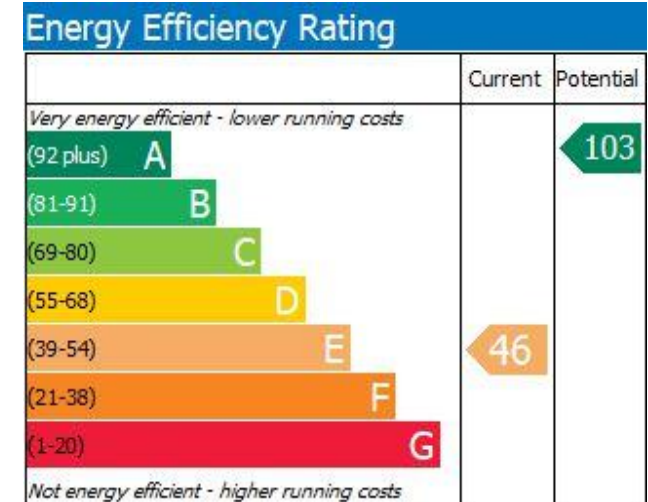
www.landregistry.gov.uk

<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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