



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

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 **Hillier**
Reynolds

£725,000

FREEHOLD

Substantial four bedroom
detached family home.

Car port with parking for two
cars.

Fully enclosed rear garden.
NO ONWARD CHAIN.





Beautifully presented four bedroom detached family home located on a sought after development within easy walking distance of Borough Green village centre with its selection of shops and cafes as well as MLS with services to London Bridge, Charing Cross and Victoria.

As you enter the property you will find a light and bright entrance hall. The well-proportioned lounge can be found on your left. There are French doors leading out to the fully enclosed rear garden. The garden is mainly laid to lawn with a patio area ideal for outdoor entertaining. There is a gate that leads to the car port where there is parking for two cars. At the rear of the car port is a lockable storage room.

The spacious kitchen diner is stylish and well fitted with a good selection of cupboards and work top space as well as integrated appliances. There is a useful utility room as well as access to the garden. A cloakroom completes the downstairs accommodation.

Upstairs, the master bedroom is located at the front of the property and has a built-in wardrobe and an en suite shower room. There is an air conditioning unit in the master bedroom as well as the second bedroom. The second bedroom over-looks the garden and has a built in wardrobe. There is a further double bedroom as well as a generous single room.

The family bathroom is well-fitted with a bath as well as a separate shower cubicle.

The home is situated on a popular road and backs onto trees and greenery, it is only a few minute's 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 strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
62.7 sq.m. (674 sq.ft.) approx.

1ST FLOOR
62.7 sq.m. (675 sq.ft.) approx.



TOTAL FLOOR AREA: 125.4 sq.m. (1349 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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Entrance Hallway

Lounge

15'10" (4.83m) x 12'1" (3.68m)

W.C.

Kitchen/Diner

25'10" (7.87m) x 11'8" (3.56m)

Utility Room

11'9" (3.58m) x 5'10" (1.78m)

First Floor Landing

Bedroom 1

12'7" (3.84m) x 13'4" (4.06m) maximum

En-suite

Bedroom 2

11'9" (3.58m) X 8'6" (2.59m)

Bedroom 3

10'10" (3.30m) X 8'5" (2.57m)

Bedroom 4

8'9" (2.67m) x 7'0" (2.13m)

Bathroom

Outside

Fully enclosed rear garden. Mainly laid to lawn .
Patio area. Gate leading to car port with parking for two cars. Storage room at rear of car port.



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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Route to View

From our office in Borough Green head West along the Sevenoaks Road towards Igtham. 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:

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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.

