



45 FEN POND ROAD, IGHTHAM, KENT, TN15 9JE

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 **Hillier**
Reynolds

£415,000

FREEHOLD

Two bedroom semi-detached house in sought after village location.

Fully enclosed easterly facing rear garden.

Block paved driveway with parking for approx. 2/3 cars.





We are pleased to market this two bedroom semi-detached property that is located in the sought after village of Ightham.

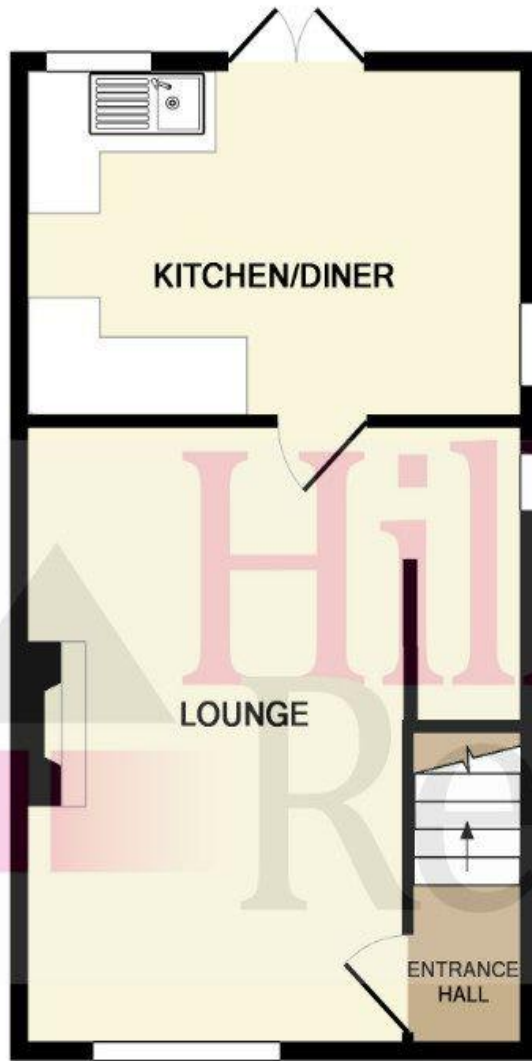
This well-presented property is perfect for anyone looking for their first home or will suit anyone looking to downsize. The lounge is a well-proportioned bright and sunny room with built in storage units. The kitchen diner is spacious with plenty of space for a dining suite. The kitchen is well-fitted with shaker style units. French doors lead out to the easterly facing rear garden. The garden is fully enclosed and mainly laid to lawn with a patio area which is ideal for entertaining family and friends. There is side access to the front of the property where you will find a block paved driveway with parking for approx.2/3 cars.

Upstairs you will find two double bedrooms. The master bedroom is at the front of the property and the second bedroom overlooks the garden and has stunning views over the surrounding countryside. There is a generous bathroom with a bath as well as a shower cubicle.

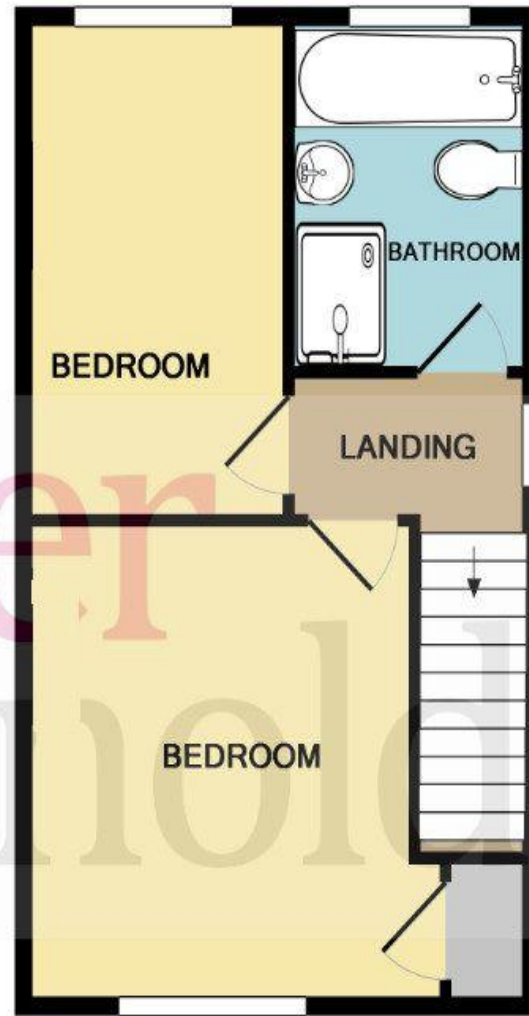
Ightham is a beautiful village on the outskirts of Borough Green. For commuters you have the choice of either Borough Green station which is approximately 2 miles away or Sevenoaks station which is less than 6 miles away, both with services into the city. For schooling there is a variety of schools within a few miles and Ightham has its own popular Primary school in the village. The larger village of Borough Green is just a short drive away and has a variety of convenience stores as well as a selection of coffee shops. 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

Entrance Hallway

Lounge

15'11" (4.85m) x 10'9" (3.28m)

Kitchen/Diner

13'9" (4.19m) x 9'1" (2.77m)

First Floor

Landing

Bedroom 1

12'7" (3.84m) x 10'10" (3.30m)

Bedroom 2

12'7" (3.84m) x 7'4" (2.24m)

Bathroom

9'7" (2.92m) x 7'4" (2.24m)

Outside

Block paved driveway with parking for approx. 2/3 cars.

Easterly facing rear garden mainly laid to lawn. Patio area. Side gate providing access to front of property.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Route to View

From our office in Borough Green proceed West towards Sevenoaks on the A-25 Sevenoaks Road. Go straight over the first mini roundabout. At the second roundabout take the second exit onto the Borough Green Road heading towards Ightham. After approximately half a mile turn right into Fen Pond Road. The home can then be found on the right hand side denoted 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.

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

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