



11 HAZELBOURNE AVENUE, BOROUGH GREEN, KENT, TN15 8FJ

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 **Hillier**
Reynolds

£485,000

FREEHOLD

Beautifully presented four bedroom mid terrace home arranged over three floors.

Two allocated parking spaces and low maintenance rear garden.

Sought after location within walking distance of MLS and village centre.





We are delighted to market this beautifully presented four bedroom mid-terrace property that is located on the popular Hazelbourne Estate. The property is arranged over three floors. The home was built in 2015 and has been well-maintained and improved by the current owners. This spacious property offers approx.1200 square feet of accommodation. The property is located within easy walking distance of the village centre and mainline station with regular services to London.

As soon as you enter the property you will appreciate the stylish and high-quality decor which continues throughout the home. The Kitchen /Diner is a beautiful room with Amtico flooring, contemporary units and integrated appliances. The Dining area has a well-designed seating and storage area under the bay window which is fitted with half height wooden shutters allowing for plenty of natural light. The Lounge is located at the rear of the property. This is a spacious and well-proportioned room that is decorated in rich warm tones which are complemented with the solid oak flooring. French doors lead out to the low maintenance rear garden which is ideal for entertaining family and friends. A gate at the rear leads to two allocated parking spaces.

A useful Cloakroom as well as a large storage cupboard completes the downstairs living accommodation.

On the first floor you will find three generous Bedrooms. All three Bedrooms are beautifully decorated and presented. The family Bathroom is tastefully fitted with a white suite and attractive tiles. There is a bath with a hand held shower head, ideal for bath times with the children.

On the second floor you will find the Master Bedroom suite. There is a walk-in Dressing room as well as a generous en suite Shower room with large shower cubicle.

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. Primary schools nearby include Ightham Primary rated outstanding and Borough Green Primary rated good. 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 Victoria, Charing Cross and London Bridge. London Bridge has a fast travel time which is reached in around 40 minutes.

Viewing is highly recommended to fully appreciate this stunning home.

ACCOMMODATION

Entrance Hallway

W.C.

Kitchen/Diner

16'7" (5.05m) x 7'9" (2.36m)

Lounge

15'1" (4.60m) x 13'11" (4.24m)

First Floor Landing

Bedroom 2

15'0" (4.57m) x 8'1" (2.46m)

Bedroom 3

13'0" (3.96m) x 8'1" (2.46m)

Bedroom 4

11'6" (3.51m) x 6'8" (2.03m)

Bathroom

Second Floor Landing

Master Bedroom

11'7" (3.53m) x 9'11" (3.02m) plus bay

Dressing Room

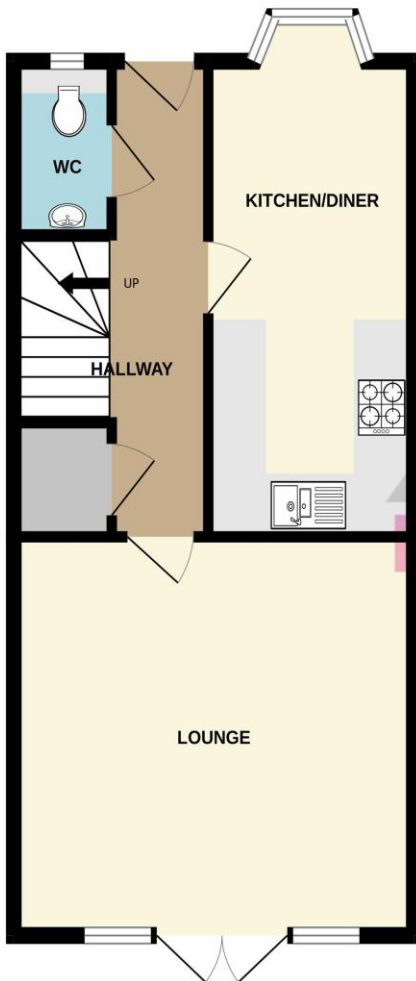
8'5" (2.57m) x 7'6" (2.29m)

En-suite

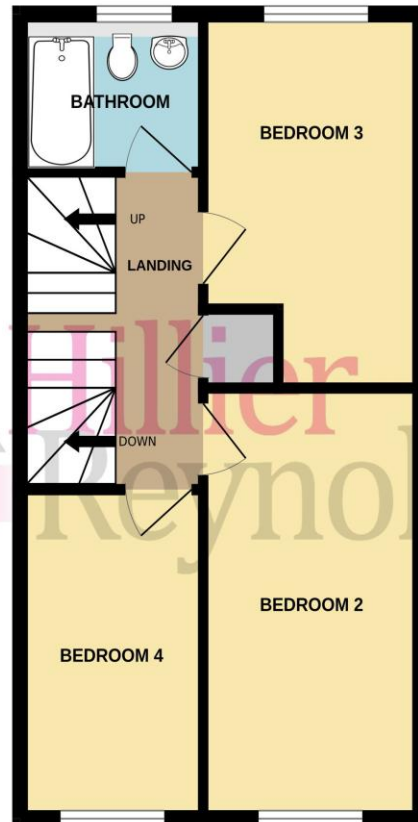
Outside

Rear garden comprising of patio area, synthetic lawn, flower and shrub to one border and plum slate shingled area to the other. Personal gate leading to 2 allocated parking spaces. Front courtyard garden with lawn area and shrubs.

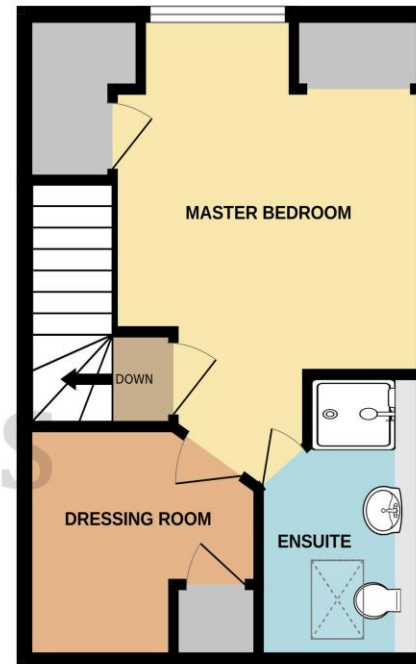
GROUND FLOOR
43.2 sq.m. (465 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



2ND FLOOR
31.5 sq.m. (340 sq.ft.) approx.



TOTAL FLOOR AREA : 114.0 sq.m. (1227 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

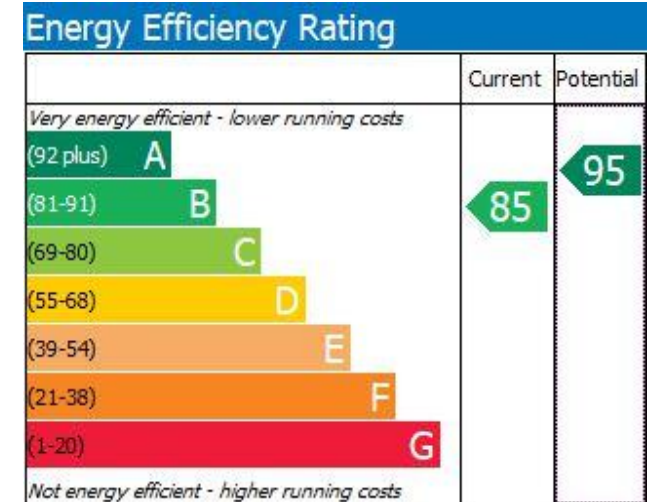
www.landregistry.gov.uk

<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 and the home can be found on the left hand side.

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.

