



3 ABBOTT ROAD, BOROUGH GREEN, KENT, TN15 8SB

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 **Hillier**
Reynolds

£495,000

FREEHOLD

Beautifully presented three bedroom extended semi-detached family home.

Fully enclosed mature garden, driveway and garage.

Located in sought-after and popular road. NO ONWARD CHAIN.





We are pleased to market this well-presented and extended three bedroom semi-detached family home that is located in a popular and sought after road within easy walking distance of the village centre and mainline station with services to London Bridge, Charing Cross and Victoria.

Available to the market for the first time in nearly 60 years this well-loved family home has been well-maintained by the current owners. As soon as you enter the property you will appreciate how light and bright the home is. The lounge is a sunny well-proportioned room with an attractive fire and feature wall as a central focal point. The Kitchen/Breakfast room is a spacious sociable space that leads through to the extended dining area. The kitchen is well-fitted with a good selection of units and work-top space. The dining room would also make a wonderful family/playroom if required as there is plenty of space in the kitchen for a dining table. Patio doors lead out to the fully enclosed and pretty rear garden which has two patio areas so that the sun can be enjoyed all day long. There is a personal door to the garage.

To the side of the dining room you will find a lobby with a large storage cupboard as well as a utility room and W.C. There is also access to the front of the property where you will find a block paved driveway and front garden.

Upstairs the landing is bright and sunny due to the elevated position of the property. The master bedroom is located at the front of the property and is decorated in calm neutral tones. Bedroom two is a generous double room over-looking the garden and the third bedroom is a good sized single room.

The shower room is well-fitted with a large shower cubicle and white vanity units.

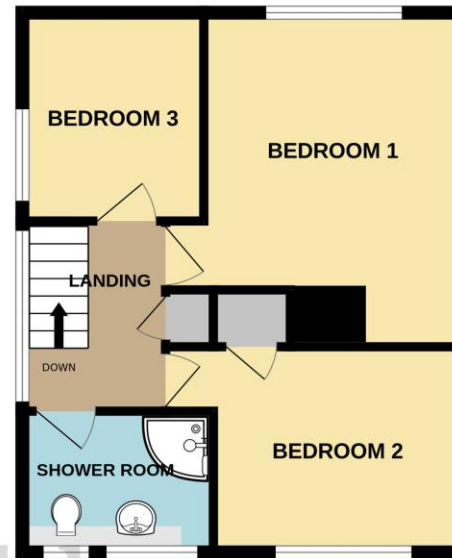
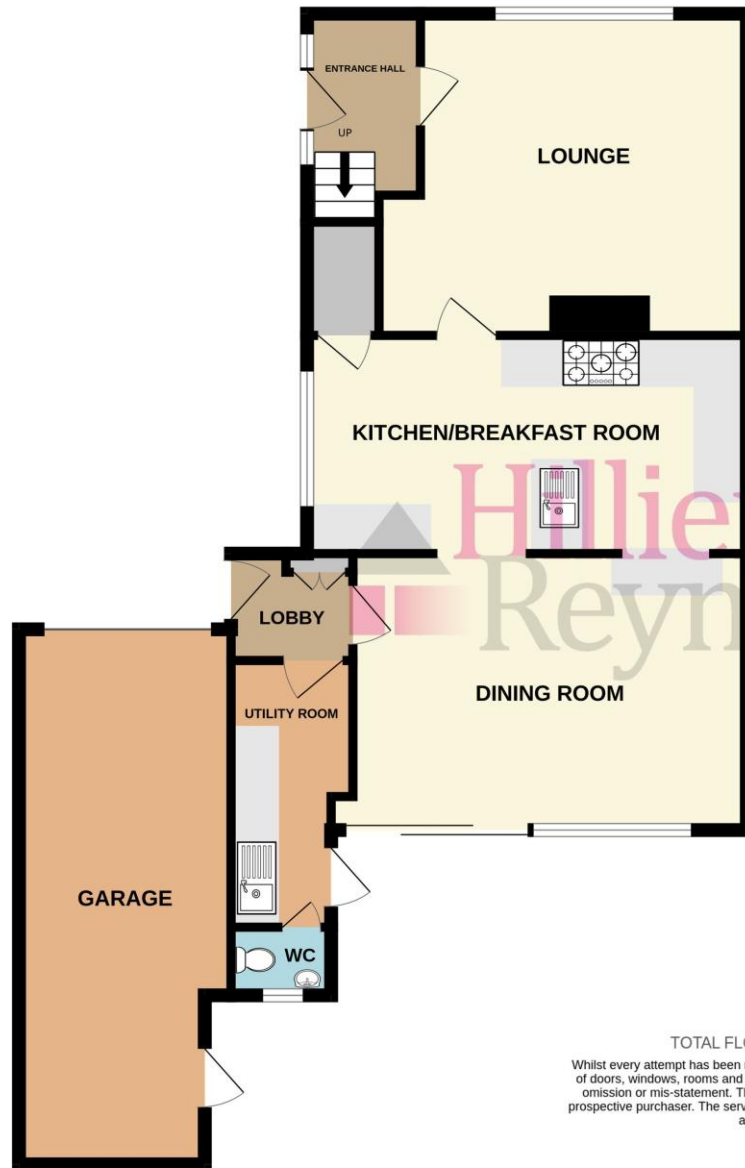
Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, sought after primary school and medical centre as well as a large recreation ground. The mainline station has regular services to London Bridge, Charing Cross and Victoria as well as Ashford. The neighbouring villages of Wrotham, Ightham and St Marys Platt are also within walking distance and all have popular primary schools. There are good transport links to other secondary and grammar schools in the area and Wrotham secondary school is within walking distance. There are good road links with the M20, M26 Motorways just a short drive away.

The property is offered for sale with NO ONWARD CHAIN and viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
84.4 sq.m. (909 sq.ft.) approx.

1ST FLOOR
39.3 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 123.7 sq.m. (1331 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 Hall

Lounge

13'10" (4.22m) x 13'9" (4.19m)

Kitchen/Breakfast Room

18'8" (5.69m) x 9'4" (2.84m)

Dining Room

15'0" (4.57m) x 11'10" (3.61m)

Lobby

Utility Room

11'5" (3.48m) x 5'2" (1.57m) red to 4'3" (1.30m)

W.C.

First Floor Landing

Bedroom 1

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

Bedroom 2

10'7" (3.23m) x 9'0" (2.74m)

Bedroom 3

8'11" (2.72m) x 7'6" (2.29m)

Shower Room

Outside

Mature rear garden mainly laid to lawn. Borders stocked with flowers and shrubs. Two patio areas . Greenhouse and garden shed. Personal door to :-

Garage - 24'10" (7.57m) x 9'0" (2.74m) reducing to 7'10" (2.39m)



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

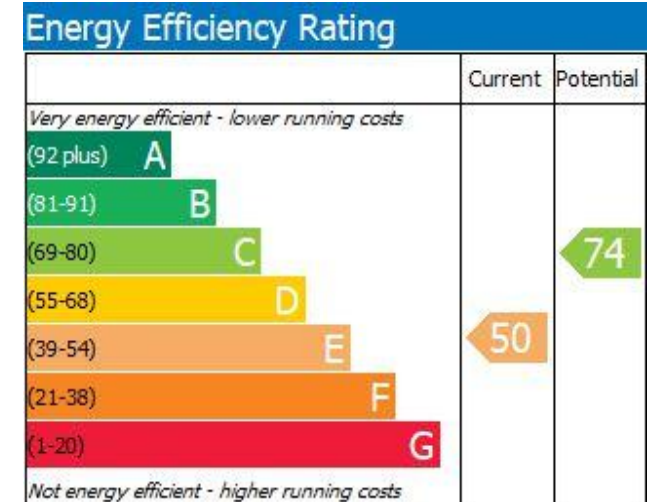
www.landregistry.gov.uk

<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 proceed south along Quarry Hill Road. Take the second left into Harrison Road then next left into McDermott Road. At the end turn right into Abbott Road. 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.

