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 **Hillier**
Reynolds

£325,000

FREEHOLD

Beautifully presented two bedroom Coach House.

Sought after development within walking distance to village centre and mainline station.

Open plan living area & allocated parking for 2 cars.





We are pleased to market this two bedroom freehold Coach House that was built by Crest Nicholson in 2017 and has the balance of its 10 year NHBC certificate remaining. The property benefits from its own private entrance and has two allocated parking spaces.

On the left you will find a spacious and bright open plan living/dining and kitchen area. There are patio doors with a Juliette balcony. The kitchen is modern and well-fitted with dark grey and cream gloss base and wall units and integrated appliances.

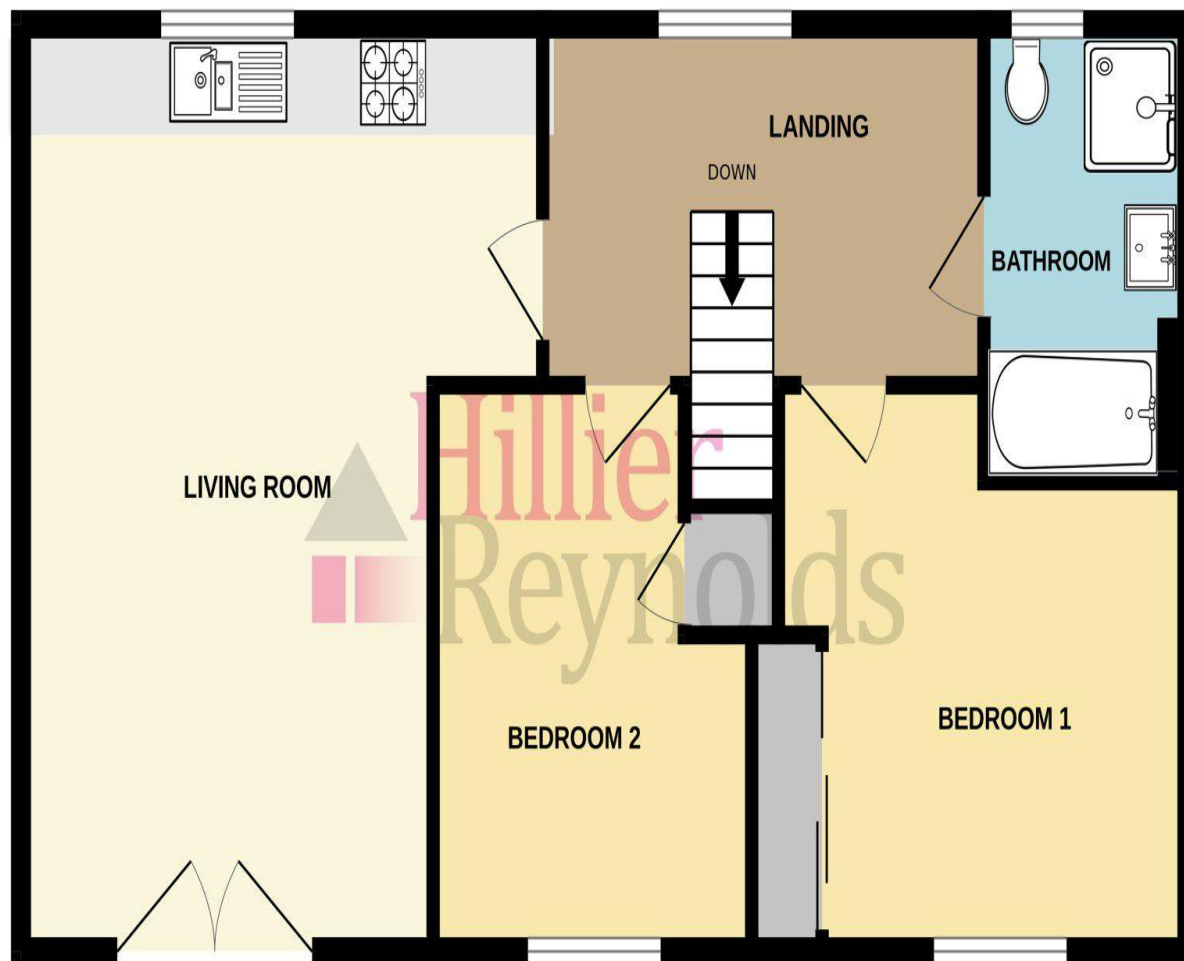
The master bedroom is well-proportioned with built in stylish wardrobes. The second bedroom is also a good sized double room with a built in storage cupboard.

The bathroom is well-fitted with modern fittings and attractive tiles. There is a shower cubicle as well as a bath.

The home is situated on a popular road and is only a few minutes 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 is strictly by appointment only.

FIRST FLOOR
61.3 sq.m. (660 sq.ft.) approx.



TOTAL FLOOR AREA : 61.3 sq.m. (660 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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ACCOMMODATION

Entrance Hallway

First Floor

Landing

Living Area Incl Kitchen Area

19'3" (5.87m) x 15'4" (4.67m) reducing to 11'07" (3.53m)

Bedroom 1

12'1" (3.68m) x 11'9" (3.58m) reducing to 9'3" (2.82m)

Bedroom 2

11'9" (3.58m) x 8'3" (2.51m) reducing to 7'07" (2.31m)

Bathroom

9'06" (2.90m) x 6'10" (2.08m)

Outside

Allocated parking for 2 cars.



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	83	83
(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 proceed west towards Sevenoaks along the Borough Green Road. Go straight over the first mini roundabout and at the second roundabout take the first left onto Dark Hill Road. Take the next right into Hazelbourne Avenue and the property can be found towards the end of the road on the right 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.

