



51 LINGFIELD ROAD, BOROUGH GREEN, KENT, TN15 8HJ

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£325,000

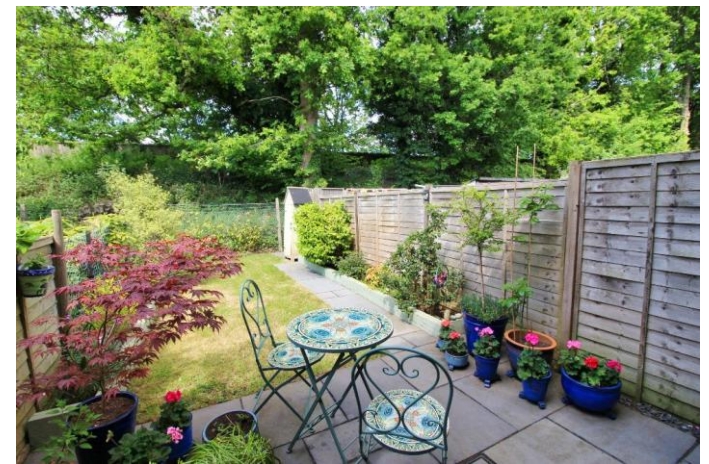
FREEHOLD

Beautifully presented two bedroom terraced house.

Fully enclosed private rear garden and allocated parking space.

Convenient location being just a 10 minute walk to MLS and amenities.





This beautifully presented, 2 bedroom mid terraced home is located in a quiet cul de sac just a ten minute walk away from the centre of Borough Green.

Since ownership the current vendor has tastefully updated the property, the result is now a stunning and modern property that you can move straight into and enjoy. There is an entrance Porch providing space for shoes and coats. The Lounge is light and bright and well-proportioned and has been decorated in calm pastel colours. The Kitchen/Diner is modern and stylishly designed with a good selection of cupboards for storage as well as plenty of work top space. There is direct access out to the fully enclosed rear garden which is the perfect size to compliment this beautiful home. Mainly laid to lawn there are flower borders and a paved patio area ideal for entertaining family and friends.

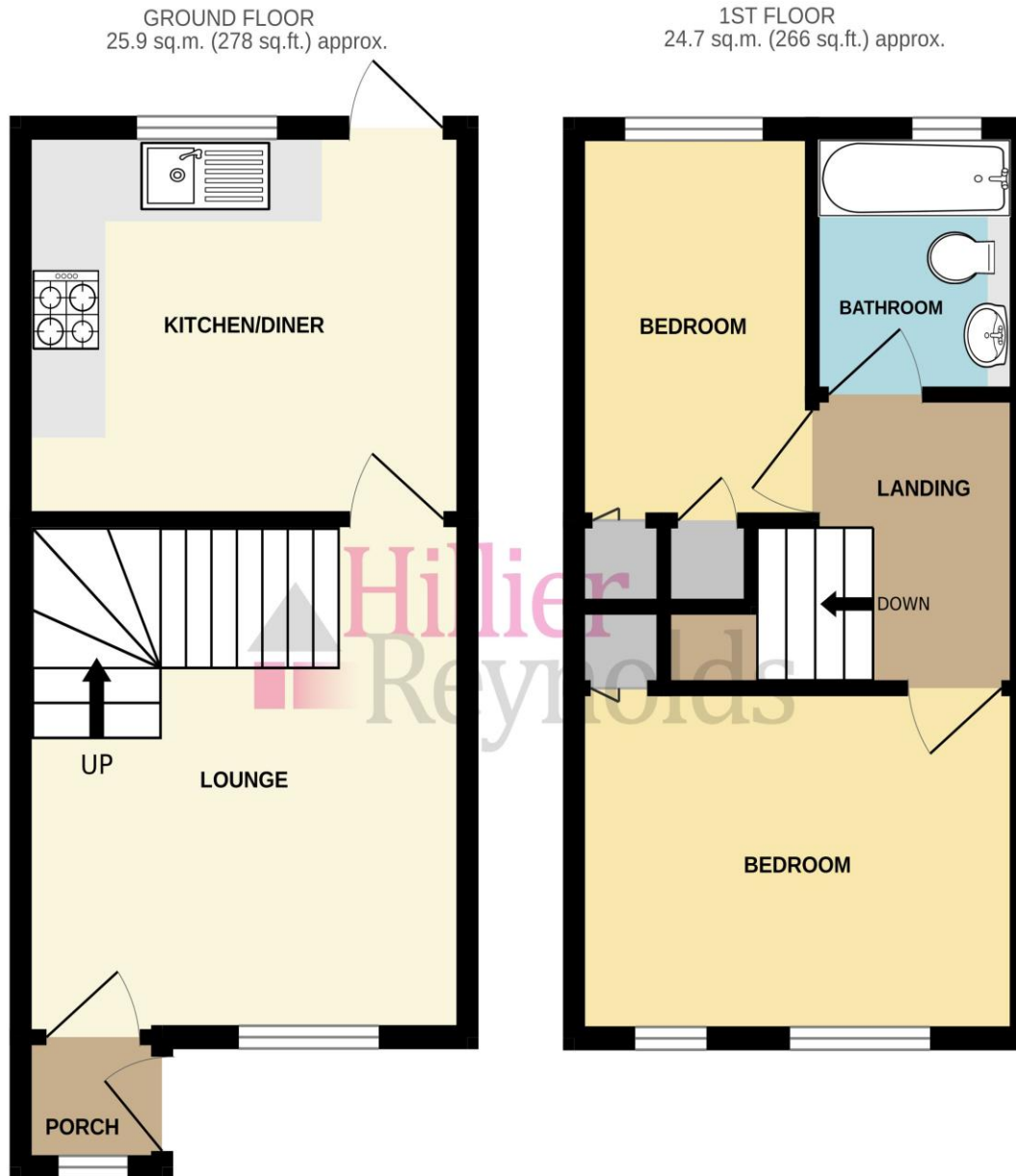
Upstairs the property is as beautifully presented as downstairs with two good sized Bedrooms, both of which have built-in wardrobes providing storage space. The Bathroom has been fully refitted in recent years to a high standard and has a bath with shower over.

At the front of the property is a small front garden and one allocated parking space.

Borough Green is less than 1 mile away making it an easy walk for most. 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.

We are expecting a lot of interest in this property so early viewing is recommended to avoid disappointment.

ACCOMMODATION



TOTAL FLOOR AREA : 50.6 sq.m. (544 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 Porch
3'09" (1.14m) x 3'04" (1.02m)

Lounge
12'09" (3.89m) x 12'03" (3.73m)

Kitchen/Diner
11'10" (3.61m) x 9'07" (2.92m)

First Floor

Landing

Bedroom 1
12'0" (3.66m) x 8'07" (2.62m)

Bedroom 2
9'07" (2.92m) x 6'05" (1.96m)

Bathroom
6'05" (1.96m) x 5'07" (1.70m)

Outside

Fully enclosed rear garden mainly laid to lawn with flowers bed and patio area. Front garden and one allocated parking space.



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		
(69-80) C	69	
(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 east along the Maidstone Road towards St Marys Platt. After approximately half a mile turn left into Crow Hill Road. At the end turn right into Lingfield Road. The property can be found at the very end of the road 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.

