



18 MONCKTON ROAD, BOROUGH GREEN, KENT, TN15 8SD

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 **Hillier**
Reynolds

GUIDE PRICE
£500,000-£525,000
FREEHOLD

Beautifully presented three bedroom semi-detached family home in sought after area.

Stylish open plan kitchen/diner.

Fully enclosed easterly facing garden. Driveway with off road parking.





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

There is an entrance porch that leads into the hallway. The lounge is located on the right and is a well-proportioned bright and sunny room which is decorated in calm neutral colours and has an attractive fireplace as a central focal point. The kitchen/diner is a sociable open plan living area. The kitchen is modern and stylish with a good selection of cupboards and work top space. There is a comfortable family seating area that opens out to the garden room which the vendor uses as a dining area. French doors lead out to the garden where you will find a paved patio area and attractive wooden pergola with seating area. This a wonderful outdoor space which is ideal for entertaining family and friends. There are steps leading down to the lawn area where you will find three wooden storage sheds. Double gates provide side access to the front of the property where you will find a driveway with parking for approx. two cars as well as a pretty front garden.

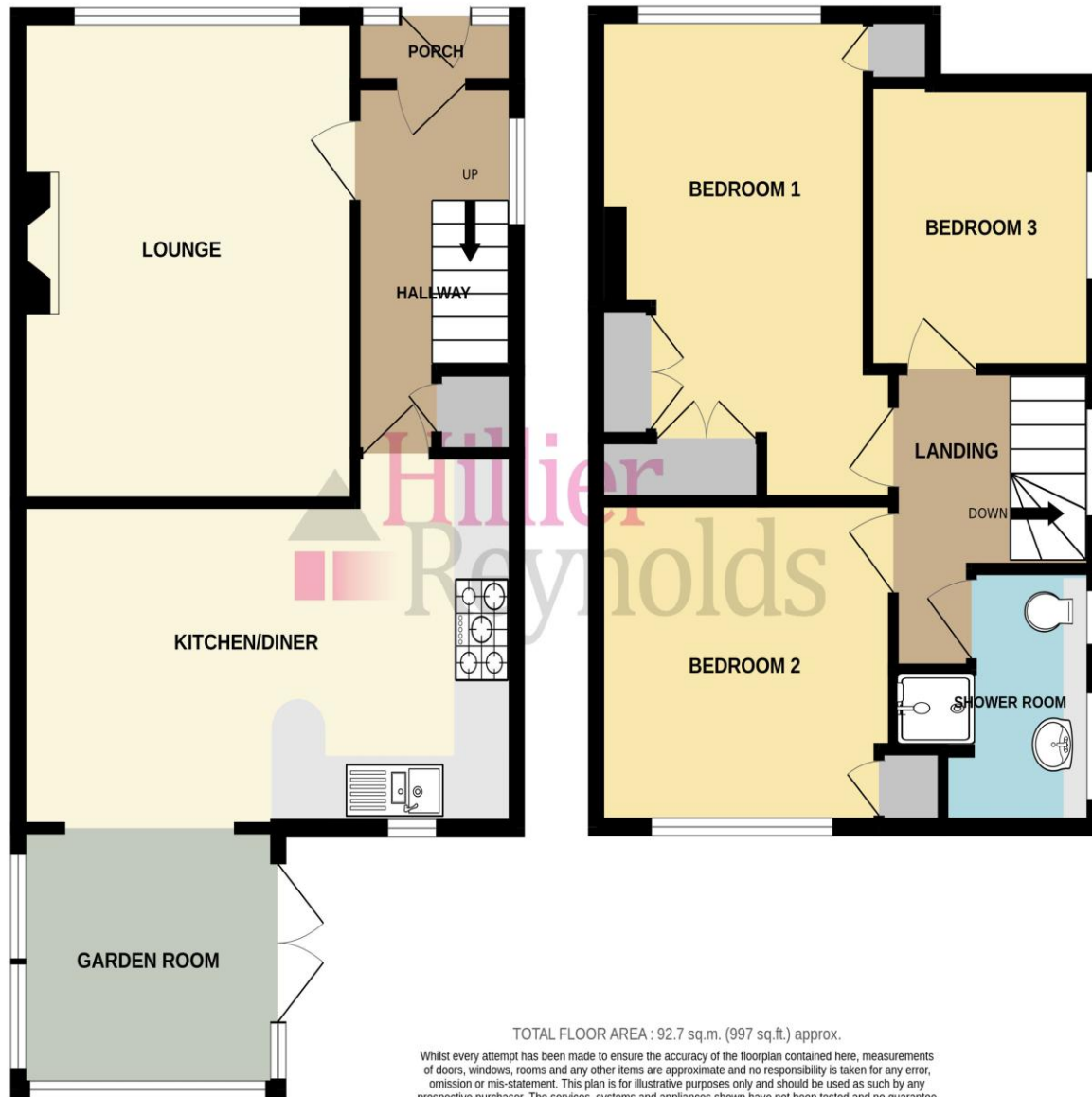
Upstairs you will find three well-proportioned bedrooms. The master bedroom is located at the front of the property and is a light and bright room with plenty of space for bedroom furniture. The second bedroom is a generous double room over-looking the garden. Bedroom three is a good sized single room . There is a modern and well-fitted shower room.

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 Mary's 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.

Viewing is strictly by appointment only.

GROUND FLOOR
50.5 sq.m. (543 sq.ft.) approx.

1ST FLOOR
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA : 92.7 sq.m. (997 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

Porch

Hallway

Lounge

15'5" (4.70m) x 12'4" (3.76m)

Kitchen/Diner

18'7" (5.66m) x 11'11" (3.63m) reducing to 9'11" (3.02m)

Garden Room

9'6" (2.90m) x 8'4" (2.54m)

First Floor Landing

Bedroom 1

15'6" (4.72m) x 9'11" (3.02m)

Bedroom 2

10'11" (3.33m) x 10'1" (3.07m)

Bedroom 3

9'1" (2.77m) x 8'5" (2.57m)

Shower Room

Outside

Easterly facing rear garden. Patio area and wooden Pergola with seating area. Steps down to lawn. Borders stocked with mature plants and shrubs. Three wooden storage sheds. Double gates providing side access to front of the property, driveway and front garden.



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

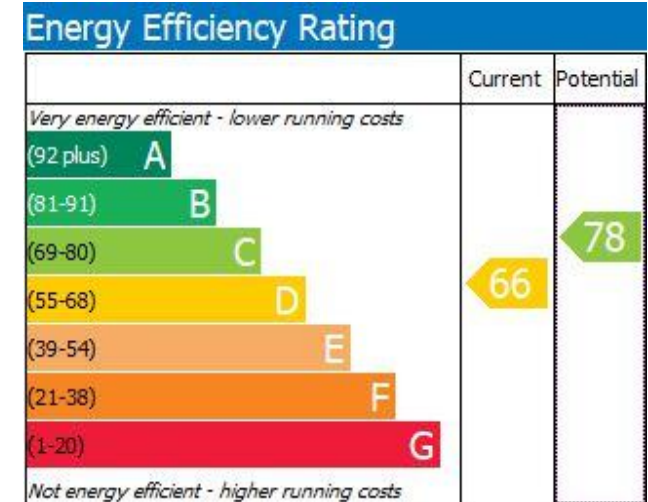
www.landregistry.gov.uk

<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 down Quarry Hill Road towards the doctor's surgery. Take the second turning left into Harrison Road. Take the last turning left into Monckton Road and the home can be found on the right hand side as denoted by our For Sale board.

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.

