



13 WYATT CLOSE, BOROUGH GREEN, KENT, TN15 8RP

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 **Hillier**
Reynolds

GUIDE PRICE
£500,000-£525,000

FREEHOLD

Beautifully presented three
bedroom semi-detached
family home.

South facing garden. Garage
and driveway.

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





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

This well-loved and well-maintained property is available to the market for the first time in over 30 years and enjoys an enviable location in the road. It has a block paved driveway with parking for approx.2 cars as well as a garage. As you enter the property you will find the lounge on your left-hand side. This is a well-proportioned room with a brick built feature fireplace as a central focal point of the room. Double doors lead through to the dining room which is a bright and sunny room conveniently located next to the kitchen and with direct access out to the garden.

The kitchen has a good selection of cupboards and worktop space and the back door leads out to the beautifully maintained south facing garden. There is a large patio which is ideal for entertaining family and friends. The garden is mainly laid to lawn with borders stocked full with mature plants and shrubs.

Upstairs you will find two double bedrooms as well as a generous single room. The master bedroom is located at the front of the property and has a built in storage cupboard. The second bedroom overlooks the garden and also has built in storage as well as an airing cupboard. The third bedroom is currently used as an office/ single bedroom and has a large storage cupboard.

The family bathroom is modern and stylish with a P-shaped bath and shower over.

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.

ACCOMMODATION

GROUND FLOOR
60.0 sq.m. (645 sq.ft.) approx.

1ST FLOOR
42.5 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA : 102.5 sq.m. (1103 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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Hallway

Lounge

17'0" (5.18m) reducing to 13'2" (4.01m) x 12'3" (3.73m)

Dining Room

10'3" (3.12m) x 9'11" (3.02m)

Kitchen

11'8" (3.56m) x 7'11" (2.41m)

First Floor Landing

Bedroom 1

11'11" (3.63m) x 10'10" (3.30m)

Bedroom 2

10'7" (3.23m) x 9'1" (2.77m)

Bedroom 3

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

Bathroom

Outside

South facing rear garden mainly laid to lawn with borders stocked with flowers and shrubs. Patio area. Personal door to garage. Block paved driveway with parking for approx. 2 cars.

Garage - 23'9" (7.24m) x 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

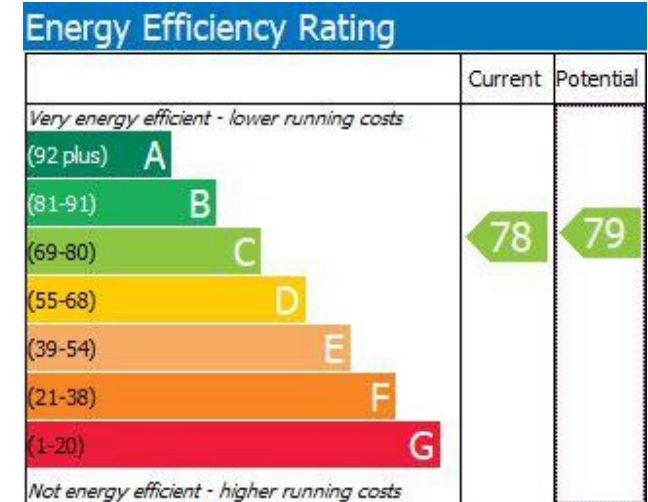
www.landregistry.gov.uk

<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 down Quarry Hill Road. Take the second turning left into Conyerd Road and at the end turn right into Staleys Road. Take the next right into Wyatt Close and the home can be found 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.

