



1 GRIGGS WAY, BOROUGH GREEN, KENT, TN15 8HW

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£595,000

FREEHOLD

Beautifully presented four bedroom link-detached family home.

Garage and driveway with parking for several cars.

Walking distance to village centre and MLS. NO ONWARD CHAIN.





We are pleased to market this beautifully presented four bedroom link-detached family home. Located in a quiet cul de sac this property is within walking distance of the village centre, popular primary school and mainline station.

The property enjoys an elevated position so you will notice how light and bright the rooms are. The spacious entrance hall has a cloakroom on the left. The lounge is a well-proportioned bright room with laminate flooring which leads through to the stunning open plan kitchen/diner/family room. This is a wonderful open plan space that works beautifully for the modern family. The current owners have defined this area into specific cooking, dining and study areas that will appeal to families and couples alike. The kitchen is well-fitted with a good selection of cupboards and wooden work tops. Two sets of French doors lead out to the beautifully landscaped, low maintenance tiered garden. There are, in total, three decked seating and entertaining areas. The garden has been beautifully designed with planted borders and now provides a private tranquil outside space in which to relax and entertain. There is side access to the front of the property which has a garage and driveway with parking for several cars.

A useful utility room completes the downstairs accommodation. The property is decorated throughout in calm neutral tones.

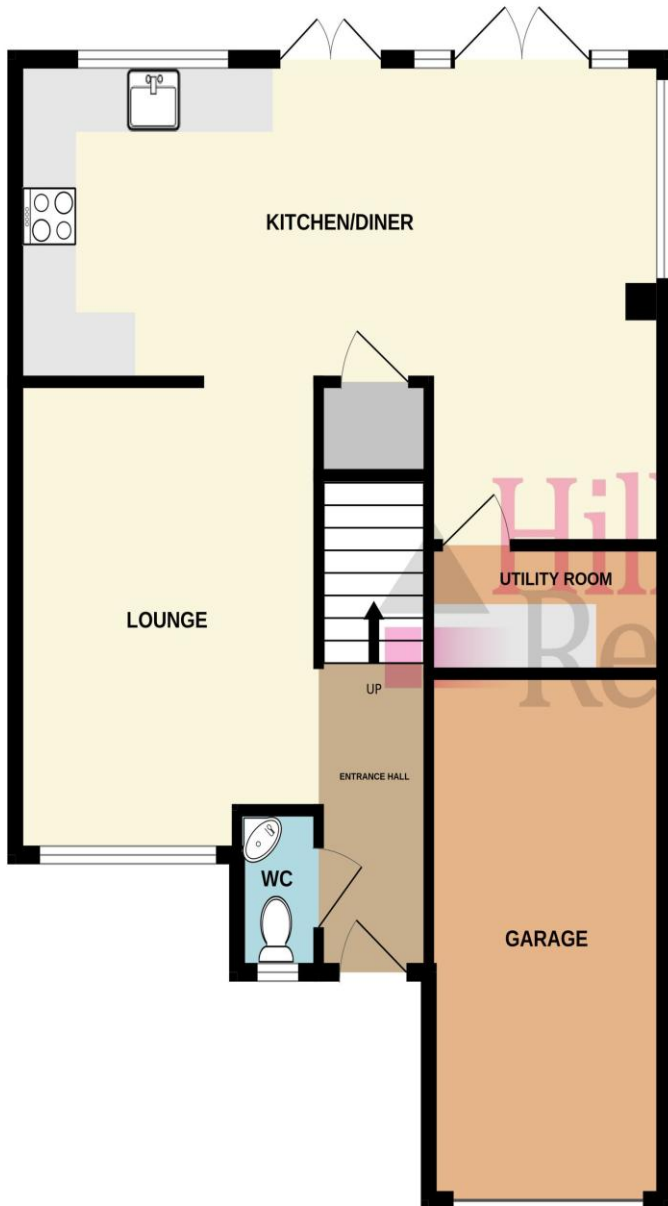
Upstairs, you will find the master bedroom on your right. This well-proportioned bedroom has an en suite shower room as well as a dressing room which we understand has previously been used as a bedroom. There are two further light and bright double bedrooms as well as a good sized single room that is currently used for storage. The family bathroom is modern and well fitted.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, 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 village of Wrotham is also within walking distance and has a sought after secondary school. There are good transport links with the M20, M26 Motorways just a short drive away.

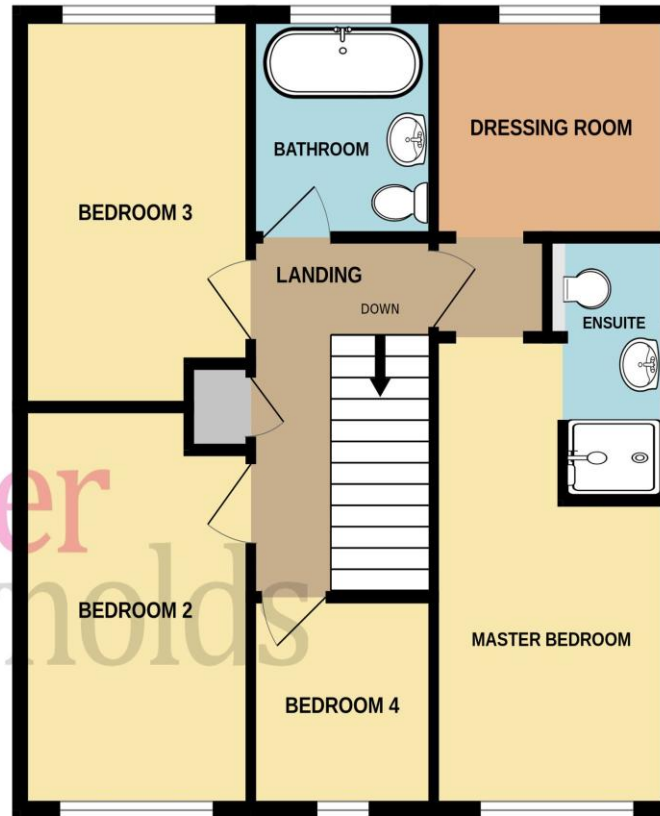
Viewing is highly recommended to fully appreciate this stunning family home which is offered to the market with NO ONWARD CHAIN.

ACCOMMODATION

GROUND FLOOR
67.7 sq.m. (729 sq.ft.) approx.



1ST FLOOR
56.5 sq.m. (608 sq.ft.) approx.



TOTAL FLOOR AREA : 124.1 sq.m. (1336 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

W.C.

Lounge

14'11" (4.55m) x 11'4" (3.45m)

Kitchen/Diner

24'2" (7.37m) x 10'2" (3.10m) increasing to 15'4" (4.67m)

Utility Room

8'9" (2.67m) x 4'1" (1.24m)

First Floor Landing

Master Bedroom

14'9" (4.50m) x 8'11" (2.72m) Max measurement L-shape

Dressing Room

8'5" (2.57m) x 6'11" (2.11m)

En-suite

Bedroom 2

12'10" (3.91m) x 8'6" (2.59m)

Bedroom 3

12'5" (3.78m) x 8'5" (2.57m)

Bedroom 4

6'7" (2.01m) x 5'11" (1.80m)

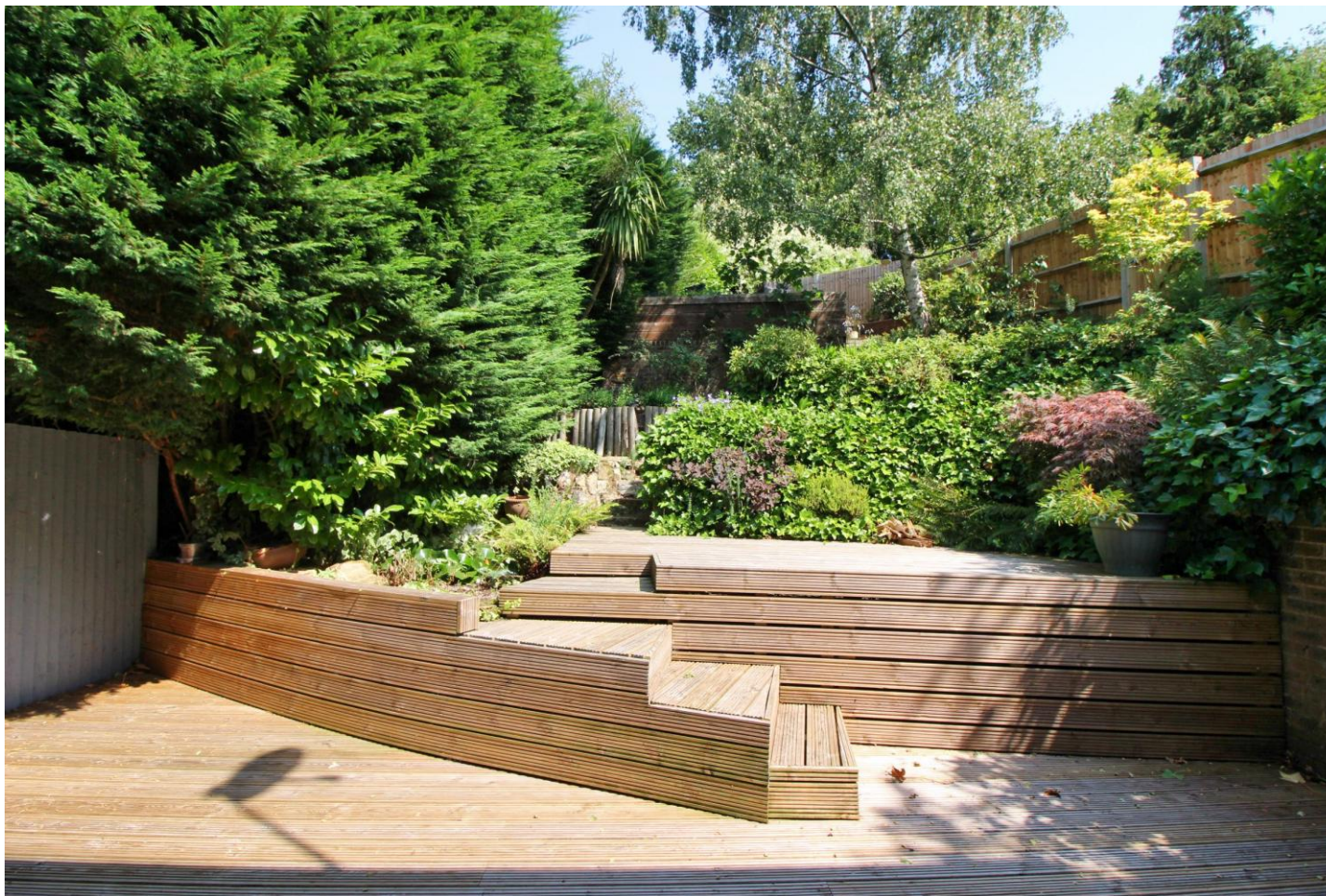
Bathroom

Outside

Low maintenance tiered landscaped rear garden. Flat decked entertaining and seating area as well as additional elevated seating area. Planted borders.

Garage - 16'8" (5.08m) x 8'9" (2.67m)

Driveway with parking for several cars.



Route to View

From our office in Borough Green proceed east along the Sevenoaks Road heading towards St. Mary's Platt. Turn left just before the petrol station into Griggs Way. The property can then be found on the right hand side.

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.

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

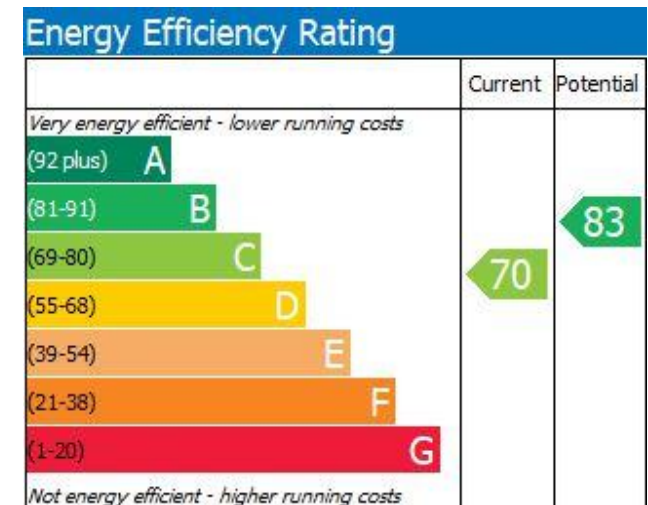
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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