



11 STONE COURT, BOROUGH GREEN, KENT, TN15 8FE

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 **Hillier**
Reynolds

£350,000

FREEHOLD

Beautifully presented two bedroom mid terrace house.

Fully enclosed rear garden.

Driveway with parking for one car.

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





We are excited to market this attractive and well-presented two-bedroom mid terrace property that is located at the end of a quiet cul-de-sac just a few minutes' walk from the village centre and MLS. The property is offered for sale with NO ONWARD CHAIN.

As soon as you enter the property you will appreciate the spacious entrance hall. The property is decorated throughout in calm neutral colours. The kitchen is located at the front of the property and has a good selection of cupboards and worktop space. The open plan lounge/diner is a light and bright well-proportioned room with large windows and French doors leading out to the fully enclosed rear garden. The garden is mainly laid to lawn and there is a large patio area which is ideal for entertaining family and friends. At the rear of the garden is a wooden storage shed as well as a back gate that leads to the rear of the property where you will find two visitor parking spaces.

A cloakroom completes the downstairs accommodation.

Upstairs you will find two generous double bedrooms. The master bedroom is at the front of the property and has a useful dressing area. The second bedroom is a spacious double room overlooking the garden.

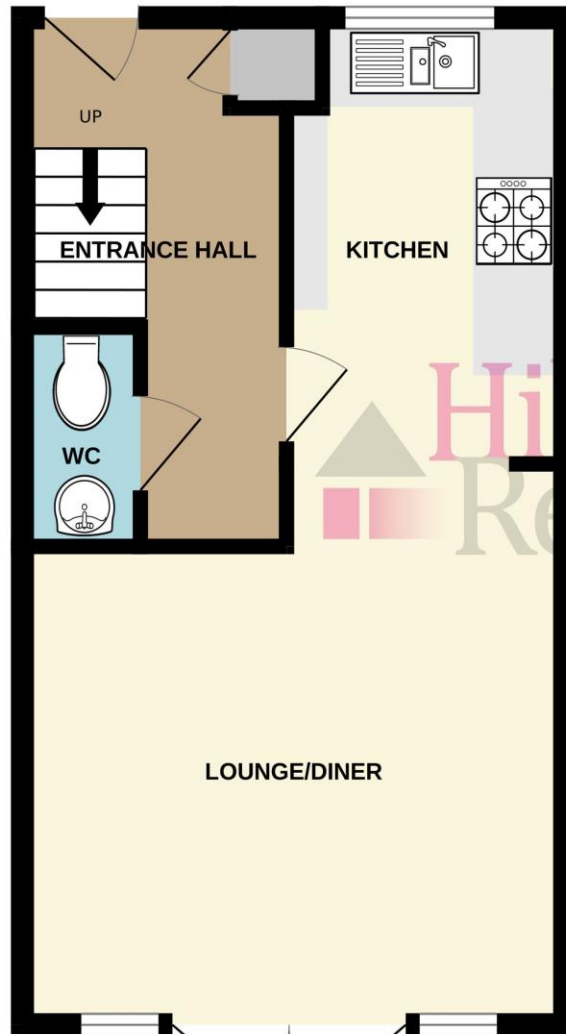
The bathroom is modern and well-fitted with a white suite. There is a bath with shower over.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, 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.

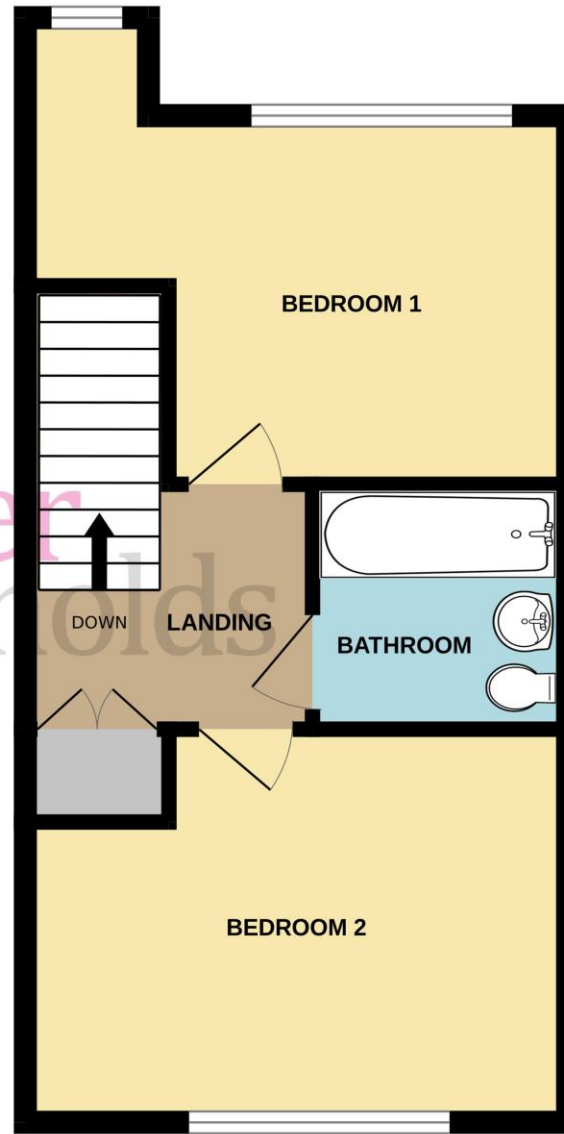
Viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
33.0 sq.m. (356 sq.ft.) approx.



1ST FLOOR
33.8 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA : 66.8 sq.m. (719 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 Hallway

Cloakroom

Lounge/Diner

15'10" (4.83m) x 13'11" (4.24m)

Kitchen

9'9" (2.97m) x 7'1" (2.16m)

First Floor

Landing

Bedroom 1

10'2" (3.10m) x 9'7" (2.92m)

Dressing/Study Area

6'10" (2.08m) x 3'2" (0.97m)

Bedroom 2

13'10" (4.22m) x 10'0" (3.05m)

Bathroom

Outside

Rear garden with lawn and patio.
Driveway for 1 car.



Route to View

From our office in Borough Green proceed north along the High Street. At the end turn right into the Wrotham Road. Go past the train station and take the next turning right into Stone Court. The property can be found at the end of the cul-de-sac on the left 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

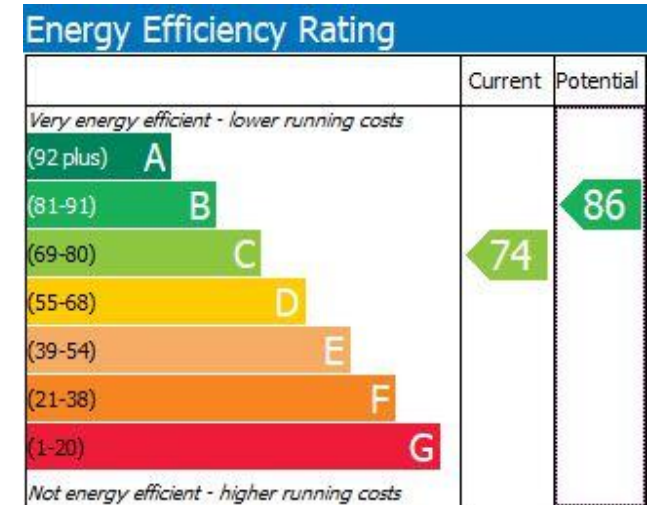
www.landregistry.gov.uk

<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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