



30 WESTERN ROAD, BOROUGH GREEN, KENT, TN15 8AG

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

 **Hillier**  
Reynolds



# £375,000

## FREEHOLD

Three bedroom Victorian  
mid-terrace family home.

Two reception rooms,  
downstairs bathroom and  
courtyard garden

Walking distance to MLS  
and High Street. NO  
ONWARD CHAIN.





We are pleased to market this mid terrace Victorian family home which is located in the heart of the village and offered for sale with NO ONWARD CHAIN.

This charming and spacious property has retained many character features. The Lounge, which is located at the front of the property, is a well-proportioned room. A large bay window allows for plenty of natural light. Next door is a spacious Dining room with a laminate floor and original doors. There is a large under-stairs cupboard providing plenty of storage space.

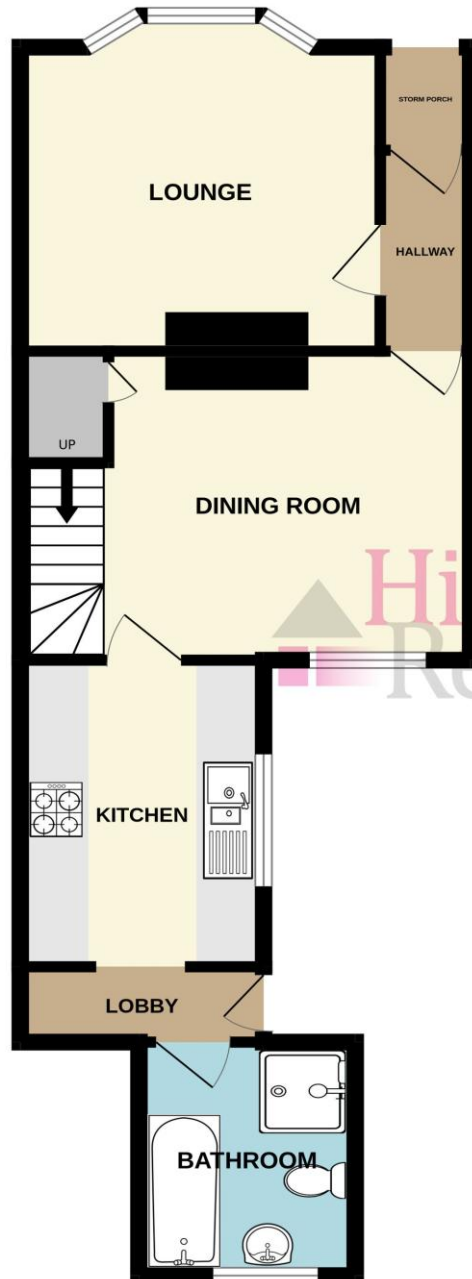
Next door to the Dining room is the kitchen which is well-fitted with a good selection of kitchen cupboards and work top space. The bathroom is downstairs which is common in this style and age of property. There is a modern white suite with a large shower cubicle as well as a bath.

The back door leads out to the low-maintenance courtyard garden.

Upstairs you will find the master bedroom at the front of the property. This is a bright and sunny room with built-in wardrobes. The second bedroom is a spacious double room and the third bedroom is a very generous single room.

The property is located in the centre of the popular village of Borough Green with its selection of shops and coffee bars. The mainline station is just a short walk away and has regular services to London Bridge, Charing Cross, Victoria and Ashford. There is a hard standing area at the front of the property and there is resident permit parking nearby. The property is offered for sale with NO ONWARD CHAIN and viewing is highly recommended in order to fully appreciate the space and charm of this rarely available style of property.

GROUND FLOOR  
46.0 sq.m. (495 sq.ft.) approx.



1ST FLOOR  
38.4 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA : 84.4 sq.m. (908 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

### Storm Porch

### Hallway

### Lounge

11'9" (3.58m) x 10'9" (3.28m)

### Dining Room

12'5" (3.78m) x 10'11" (3.33m)

### Kitchen

10'10" (3.30m) x 8'2" (2.49m)

### Lobby

### Bathroom

8'3" (2.51m) x 7'3" (2.21m)

### First Floor Landing

### Bedroom 1

15'3" (4.65m) x 10'9" (3.28m)

### Bedroom 2

10'11" (3.33m) x 9'2" (2.79m)

### Bedroom 3

10'10" (3.30m) x 8'3" (2.51m)

### Outside

Low Maintenance courtyard garden.  
Hard standing area to the front.





## Route to View

From our office in Borough Green proceed north along the High Street. At the end turn left into Western Road. The home can be found on the right hand side just after the Ford garage.

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](http://www.environment-agency.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)



