



37 HARRISON ROAD, BOROUGH GREEN, KENT, TN15 8RZ

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 **Hillier**
Reynolds

£495,000

FREEHOLD

Three bedroom extended
semi-detached family home.

Open plan kitchen/diner.
Utility room and cloakroom.

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





We are pleased to market this extended three bedroom semi-detached family home which enjoys an elevated position at the end of a cul de sac. The property is located in a popular road within walking distance of the village centre and mainline station. This well-loved family home has potential to extend subject to the usual planning permissions.

As you enter the property you will find the lounge on your right-hand side. This is a spacious and well-proportioned room with an attractive fireplace as a central focal point. Double doors lead through to the open plan dining room, kitchen and garden room. This is a wonderful sociable family area which will suit the modern family. The kitchen is well-fitted with shaker style units and plenty of work top space as well as a breakfast bar. The kitchen leads through to a useful utility room as well as a cloakroom. The back door leads out to the good sized, fully enclosed rear garden. There is a large patio area ideal for entertaining family and friends. The garden is mainly laid to lawn with borders stocked with mature plants and shrubs. There is a hard standing area to the side of the property as well as a gate leading to the driveway and front of the property.

The dining room and garden room offer spacious and flexible accommodation depending on your requirements. Patio doors lead out to the garden.

Upstairs you will find three generous bedrooms. The master bedroom is located at the front of the property and has a good selection of fitted wardrobes providing plenty of storage space. The second bedroom is a large double room over-looking the garden. The third bedroom is a good sized single room with built-in storage.

The family bathroom is spacious with a 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 Marys 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.

The property is offered for sale with NO ONWARD CHAIN and viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
53.7 sq.m. (578 sq.ft.) approx.



1ST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA : 92.6 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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Hallway

Lounge

15'7" (4.75m) x 13'9" (4.19m)

Dining Room

9'7" (2.92m) x 9'4" (2.84m)

Garden Room

9'11" (3.02m) x 8'8" (2.64m)

Kitchen

9'5" (2.87m) x 8'9" (2.67m)

Utility Room

9'3" (2.82m) x 5'10" (1.78m)

W.C.

First Floor Landing

Bedroom 1

11'9" (3.58m) x 10'11" (3.33m)

Bedroom 2

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

Bedroom 3

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

Bathroom

Outside

Fully enclosed rear garden mainly laid to lawn. Borders stocked with mature plants and shrubs. Patio area. Two garden sheds. Gate providing side access to driveway.



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

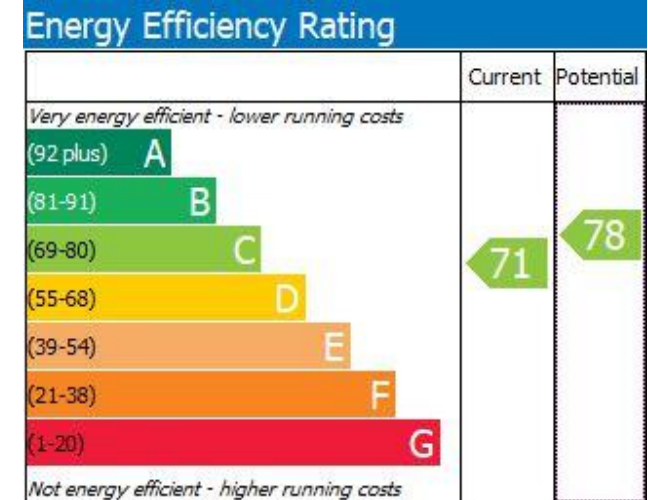
www.landregistry.gov.uk

<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 along Quarry Hill Road. Take the second left into Harrison Road. The home can be found at the very end of the road on the left 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.

