



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

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 **Hillier**
Reynolds

£395,000

FREEHOLD

Beautifully presented two bedroom end of terrace house.

Fully enclosed rear garden, workshop and driveway with parking for approx. 3/4 cars.

Walking distance to village centre and mainline station.





We are excited to market this attractive and well-presented two-bedroom end of terrace property that is located on a small development just a few minutes' walk from the village centre and MLS. This property has been well-maintained and improved by the current owners.

As soon as you enter the property you will appreciate the spacious entrance hall. The property is tastefully decorated throughout. 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 a generous conservatory which the current owners use as a dining room. The garden is mainly laid to lawn and surrounded with raised borders stocked with flowers and shrubs. There is a large patio area which is ideal for entertaining family and friends. At the side of the property there is a fully insulated PVC clad workshop through which there is access to the front of the property where you will find a driveway and shingle parking for approx. 3/4 cars.

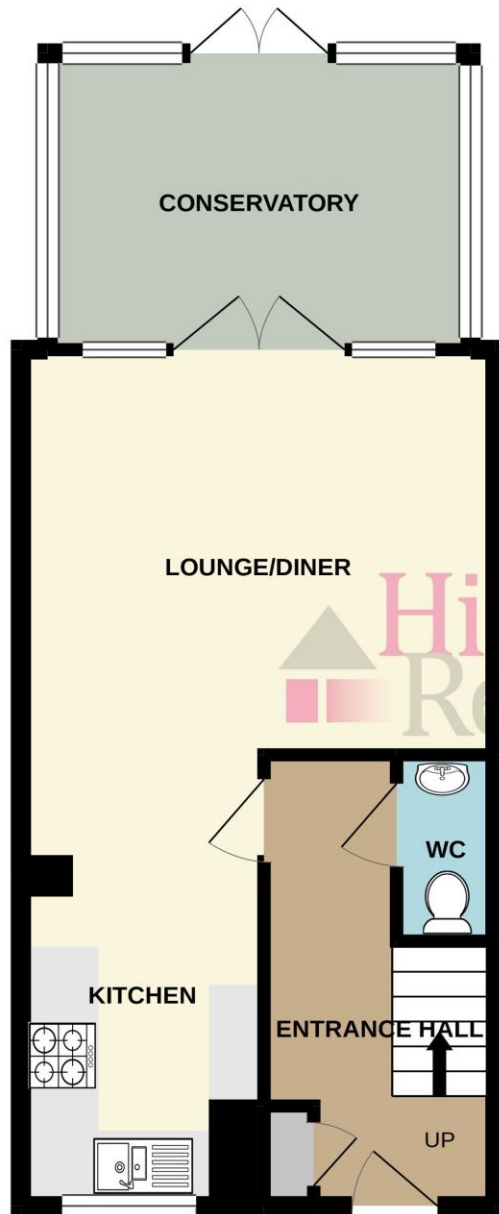
A cloakroom completes the downstairs accommodation.

Upstairs you will find two bright and spacious double bedrooms. The master bedroom is at the front of the property and is currently used as a nursery and guest room. The second bedroom is a spacious double room overlooking the garden.

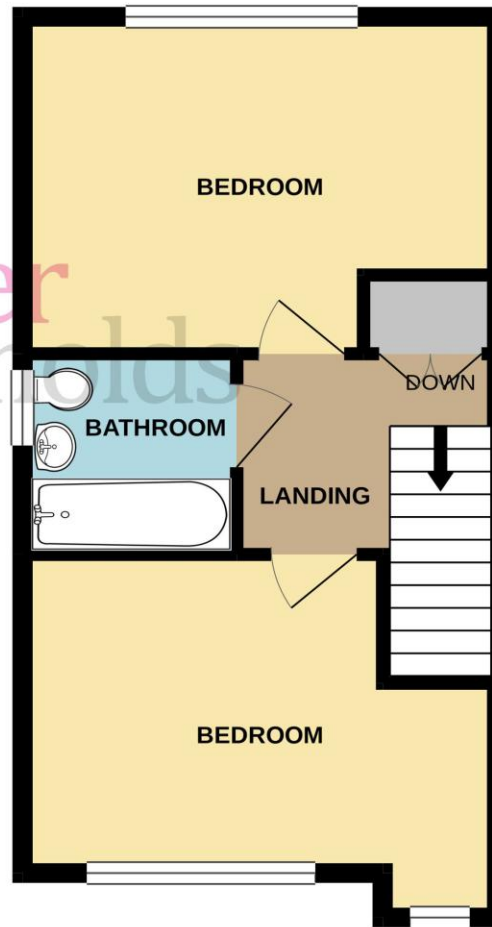
The bathroom is modern and well-fitted with a white suite and stylish tiles. There is a bath with shower over.

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.



1ST FLOOR



ACCOMMODATION

Entrance Hallway

Cloakroom

5'7" (1.70m) x 2'11" (0.89m)

Kitchen

9'11" (3.02m) x 7'1" (2.16m)

Lounge/Diner

15'11" (4.85m) x 13'10" (4.22m) L-Shape

Conservatory

13'5" (4.09m) x 9'5" (2.87m)

First Floor

Landing

Bedroom 1

13'10" (4.22m) x 10'1" (3.07m)

Bedroom 2

10'2" (3.10m) x 9'7" (2.92m) Plus study/dressing area of 7'0" (2.13m) x 3'3" (0.99m)

Bathroom

6'5" (1.96m) x 6'3" (1.91m)

Outside

Enclosed rear garden being mainly laid to lawn. Patio area. PVC clad workshop. Front garden of lawn area and driveway for approx. 3/4 cars.



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

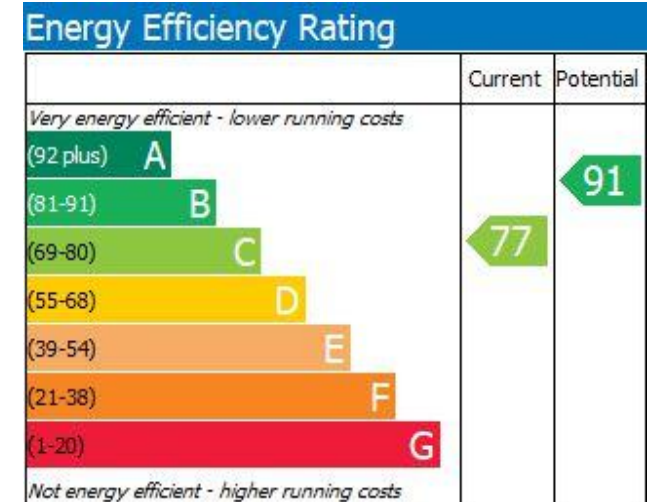
www.landregistry.gov.uk

<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 North along the High Street heading towards the train station. At the end turn right into Wrotham Road. Go past the train station and take the next turning right into Stone Court. The home can be found in front of you 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.

