



**POTTERS MEAD, BOROUGH GREEN ROAD, BOROUGH GREEN,
KENT, TN15 7RD**

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

 **Hillier**
Reynolds

£550,000

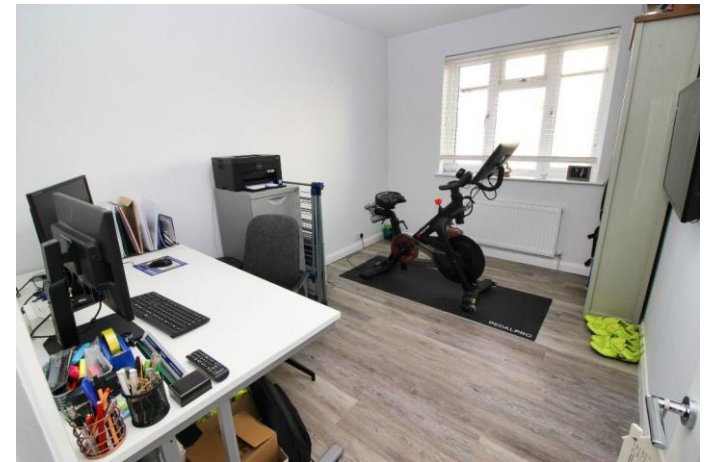
FREEHOLD

A beautifully presented 3 bedroom detached bungalow with plenty of parking.

Generous plot with good sized, westerly facing rear garden.

Only a short walk to Borough Green village and Train Station.





This beautifully presented 3 bedroom detached bungalow is found not far from the centre of Borough Green village and is offered for sale with No Chain.

As you enter the home via the large Entrance Hallway you will get an immediate first impression of how well the current owners have modernised and updated the home making it a lovely, bright and modern home you could move straight into. The Hallway has interconnecting doors to all rooms. The Lounge has dual aspect windows and is open plan to the Kitchen/Diner making it an large space ideal for entertaining. The Kitchen has plenty of work top space and storage cupboards with some integrated appliances that will remain.

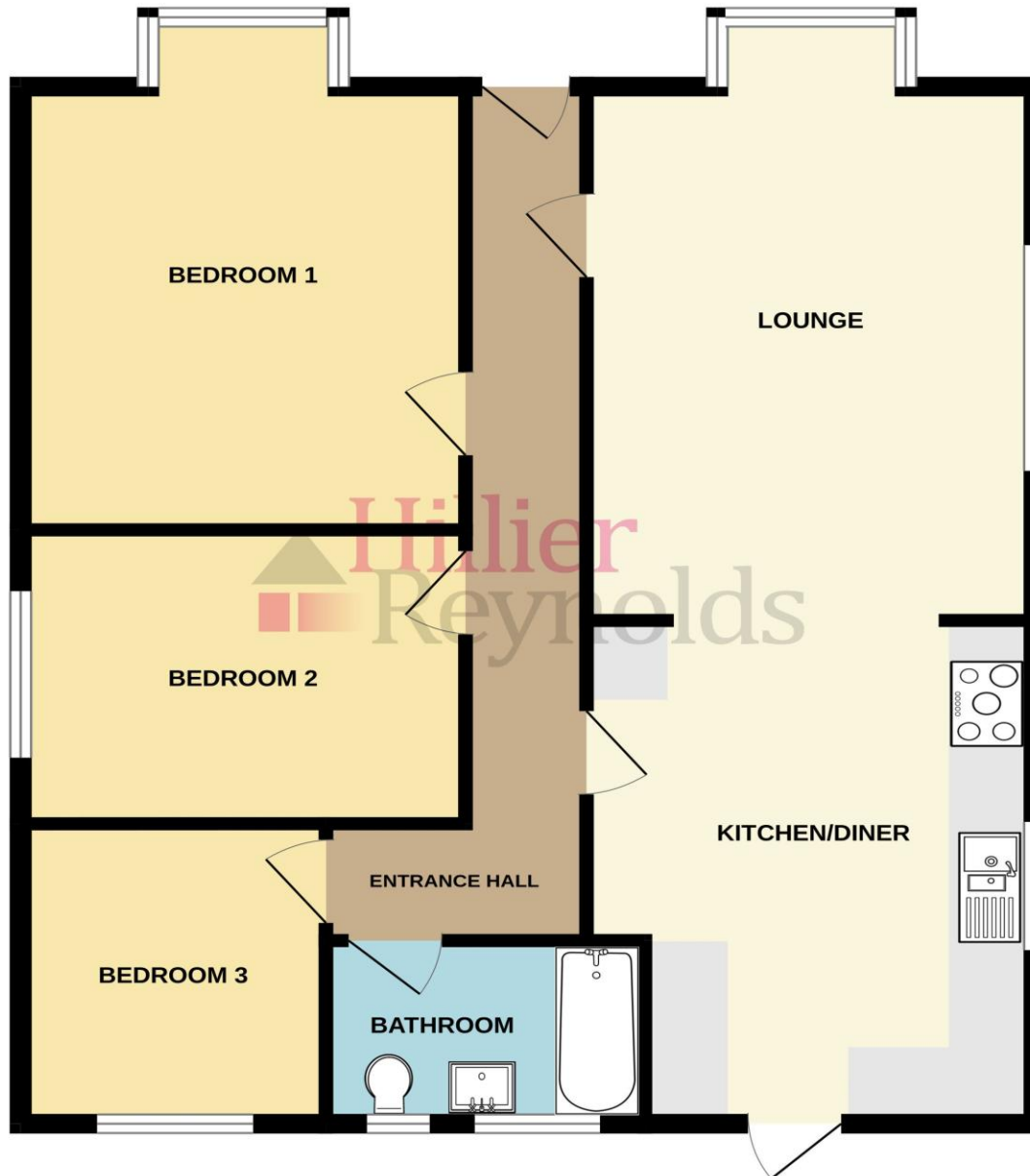
There are 3 separate bedrooms comprising of 2 good sized double rooms and a generous single. If not in need of 3 bedrooms, like the current owners, they do have a multitude of different uses. The Bathroom is again, beautifully appointed and modern.

The bungalow sits in the middle of a generous plot. Being equidistance allows it to be away from the road and offers parking for numerous vehicles. The rear garden has ample lawn area with flower and shrub borders along with a large stone patio that is an L-shape stretching from the rear of the home to the back of the garden, ideal for dining al-fresco or relaxing on. Being westerly facing the garden will have sunshine for most of the afternoon and enjoy stunning sunsets in the warmer months.

The bungalow is located in an incredibly convenient position within Borough Green. Borough Green is a popular village with a good selection of local shops and cafes. The home is within the catchment area of several good/outstanding Primary schools and Wrotham secondary school is a short walk away. There is a Library and medical centre as well as a large recreation ground. There are good transport links with the M20, M26 Motorways just a short drive away. The mainline railway station is only half a mile away making it an easy walking distance and has regular services to London Bridge, Charing Cross and Victoria.

The home is being offered with No Chain so is immediately available.

GROUND FLOOR
80.3 sq.m. (864 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (864 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

Entrance Hall

Lounge

16'0" (4.88m) x 12'0" (3.66m)

Kitchen/Diner

15'1" (4.60m) x 12'0" (3.66m)

Bedroom 1

13'0" (3.96m) x 11'11" (3.63m)

Bedroom 2

11'11" (3.63m) x 8'10" (2.69m)

Bedroom 3

9'0" (2.74m) x 8'0" (2.44m)

Bathroom

Outside

Westerly aspect rear garden. Patio area, lawn area, flowers and shrubs. Side access to front.

Front comprising of driveway for multiple vehicles, lawn area and gate to side area.



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

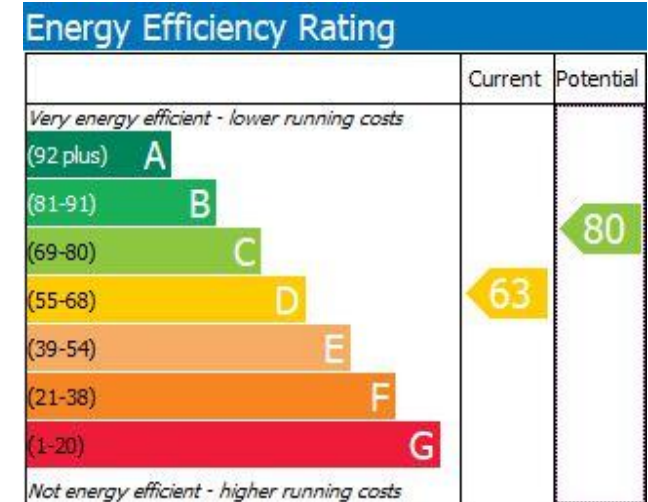
www.landregistry.gov.uk

<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 Western Road. At the end turn right into Borough Green Road. The home can be found after half a mile on the left hand side denoted by our For Sale board.

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.

