



55 STATION ROAD, BOROUGH GREEN, KENT, TN15 8ET

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 **Hillier**  
Reynolds



# £330,000

## FREEHOLD

Beautifully presented two  
bedroom period cottage.

Fully enclosed South  
Easterly facing garden

Convenient position just a  
short walk to the High Street  
and MLS. NO ONWARD  
CHAIN.





We are excited to market this beautifully presented two bedroom period cottage that is located in a quiet cul de sac just a short walk from the High Street and MLS with regular services to London Bridge, Charing Cross and Victoria. This stunning property is offered for sale with NO ONWARD CHAIN.

As soon as you enter the property you will appreciate the tasteful and neutral decor which complements the age and style of this charming cottage. The lounge /diner is located at the rear of the property and is a bright and sunny, well-proportioned room. The current owner has added stylish wood panels as well as some built-in storage. The back door leads out to the fully enclosed and private south easterly facing rear garden. There is a patio area ideal for entertaining family and friends. The garden is mainly laid to lawn with raised borders.

The kitchen is located at the front of the property and has traditional shaker style units and wooden work tops as well as a butler sink.

The bathroom has been re-fitted with stylish and modern fittings, all totally in keeping with the style of the property.

Upstairs you will find two good-sized double bedrooms. The master bedroom is at the rear of the property over-looking the garden and has built in wardrobes. The second bedroom is currently used as a nursery but in the past was a double guest room.

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.

We are expecting a high level of interest in this charming home so viewing is highly recommended to avoid disappointment.

# ACCOMMODATION

Entrance door leading to:

## Kitchen

10'8" (3.25m) x 9'11" (3.02m)

## Inner Lobby

## Bathroom

## Lounge/Diner

15'0" (4.57m) x 11'0" (3.35m)

## First Floor

## Landing

## Bedroom 1

11'4" (3.45m) x 11'1" (3.38m)

## Bedroom 2

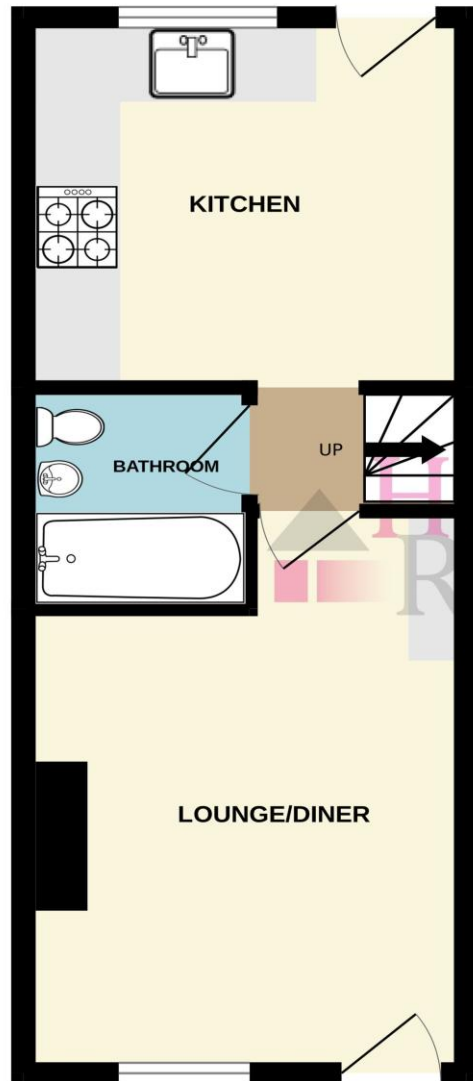
9'6" (2.90m) x 8'4" (2.54m)

## Outside

Rear garden consisting of patio area, lawn and raised borders.

Front garden with lawn area.

GROUND FLOOR  
27.6 sq.m. (297 sq.ft.) approx.



1ST FLOOR  
20.8 sq.m. (224 sq.ft.) approx.



TOTAL FLOOR AREA : 48.4 sq.m. (521 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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## 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)

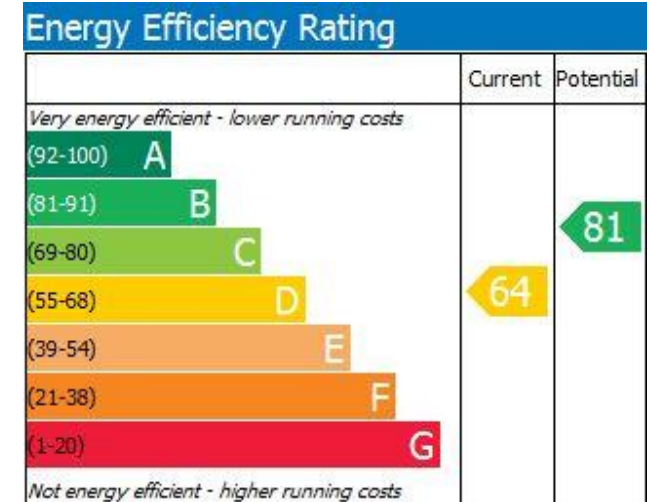
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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)



## Route to View

From our office in Borough Green proceed North along the High Street towards Borough Green Train station. At the end of the high street turn right into Station Road. Approximately half way down on the left is a turning into a cul de sac. The property can be found on the far right hand side at the end of this cul de sac.

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)

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.



