



1 MONCKTON ROAD, BOROUGH GREEN, KENT, TN15 8SD

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 **Hillier**
Reynolds

£525,000

FREEHOLD

Beautifully presented and extended three-bedroom semi-detached family home.

Garage and driveway with parking for two cars.

Sought after location within walking distance of village centre and MLS. NO ONWARD CHAIN.





We are pleased to market this beautifully presented three-bedroom extended semi-detached family home that is located on the popular Woodlands Estate in Borough Green and is easy walking distance of the village centre and MLS. This lovely property has been well-looked after and maintained by the current owner and is now offered for sale with NO ONWARD CHAIN.

As you enter the property you will appreciate how light and bright the entrance hall is. The property is tastefully decorated throughout in calm neutral colours. The lounge is on your right as you enter the property. This spacious and well-proportioned room has an attractive fireplace as a central focal point. The dining room is located conveniently next to the kitchen and has patio doors leading out to the patio area and fully enclosed garden. The kitchen is well-fitted and modern with a good selection of stylish units and plenty of work top space. There is a back door leading out to the wrap around patio and there is also a personal door to the garage.

A downstairs shower room completes the downstairs living accommodation.

Upstairs you will find three bedrooms and a bathroom. The master bedroom is located at the front of the property and is a light and bright room due to the property's elevated position. There is a good selection of built-in wardrobes. The second bedroom overlooks the garden and is a good sized double room. The third bedroom is a single room that is used by the current owner as a reading room.

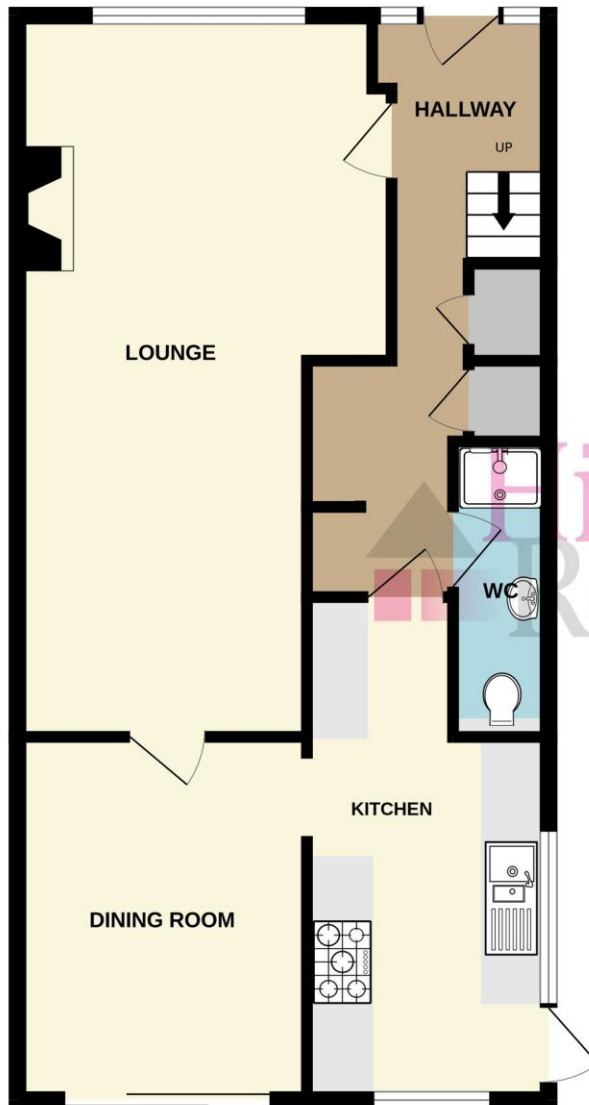
The family bathroom is modern with a white suite.

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.

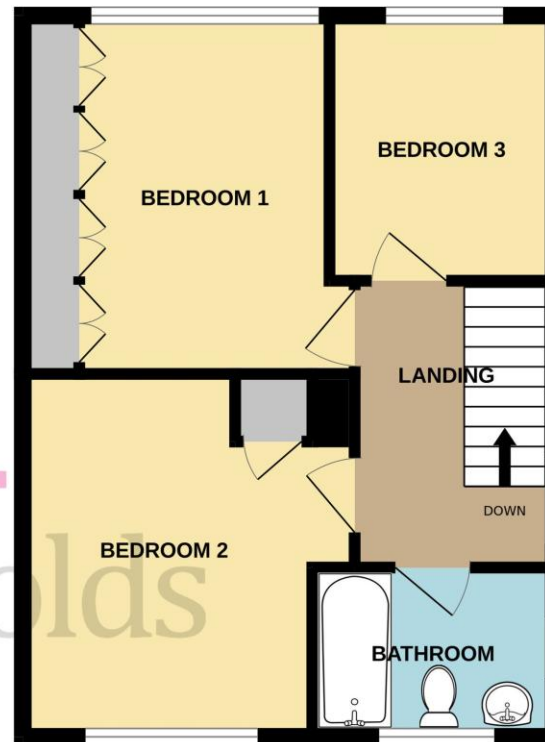
The property is offered for sale with NO ONWARD CHAIN and viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
59.3 sq.m. (638 sq.ft.) approx.



1ST FLOOR
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA : 98.9 sq.m. (1065 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

24'2" (7.37m) x 12;6" (0.00m)
reducing to 10'2" (3.10m)

Dining Room

12'2" (3.71m) x 9'8" (2.95m)

Shower Room

Kitchen

16'10" (5.13m) reducing to 12'2" (3.71m) x 8'1" (2.46m)

First Floor Landing

Bedroom 1

12'0" (3.66m) x 9'1" (2.77m)

Bedroom 2

11'3" (3.43m) x 10'7" (3.23m)

Bedroom 3

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

Bathroom

Outside

Fully enclosed garden mainly laid to lawn. Borders stocked with mature plants and shrubs. Wrap around patio. Personal door to garage.

Garage

Block paved driveway with parking for two 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

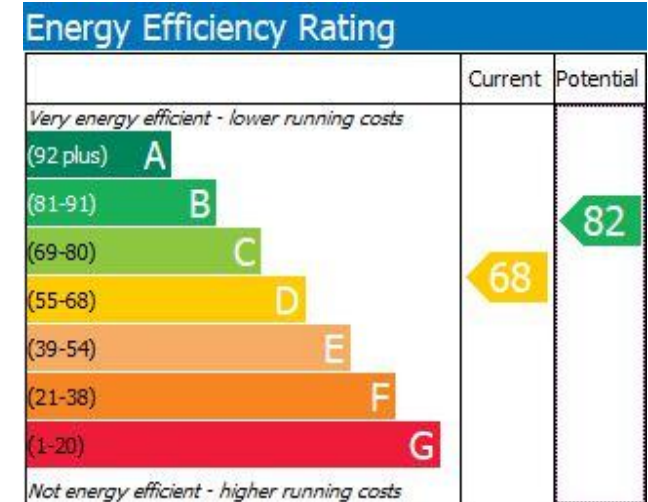
www.landregistry.gov.uk

<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 south down Quarry Hill Road towards the doctor's surgery. Take the second turning left into Harrison Road. Take the last turning left into Monckton Road and the home can be found immediately 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.

