




32 Isles Quarry Road

Borough Green, Kent, TN15 8FP Freehold

 3  2  1  B
Offers In Excess Of £450,000

A stunning and superbly presented semi-detached house located on the edge of open countryside on the popular Hazelbourne development. With dual aspect sitting room, modern kitchen with opening to the dining area, main bedroom with en-suite shower room, two further bedrooms, bathroom, rear garden and two parking space. No onward chain.

Overview

- Stunning & Superbly Presented
- Semi Built In 2016
- Dual Aspect Sitting Room
- Kitchen & Dining Area, WC
- 3 Bedrooms, 2 Bathrooms
- Gas CH & Double Glazing
- Low Maintenance Garden
- Two Parking Spaces
- No onward chain
- Council tax band E

Description

Ground floor: storm porch, entrance hall, cloakroom with WC and wash basin; dual aspect sitting room with bay window and shutters, kitchen with high gloss wall and base units, laminate worktops, sink set in worktop, gas hob with extractor hood above, built-in oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, and open-plan to dining area with access to rear garden.

First floor: landing with loft access and boiler cupboard, dual aspect main bedroom with walk-in wardrobe and en-suite shower room with double shower cubicle, wash basin and WC, two further bedrooms and family bathroom with bath with shower attachment, wash basin, WC and heated towel rail.

Externally

Small garden to front and side with flowers beds stocked with flowering plants and shrubs; low maintenance rear garden 29'2 x 16'9 with paved patio, artificial lawn, outside tap and gate to allocated tandem parking spaces.



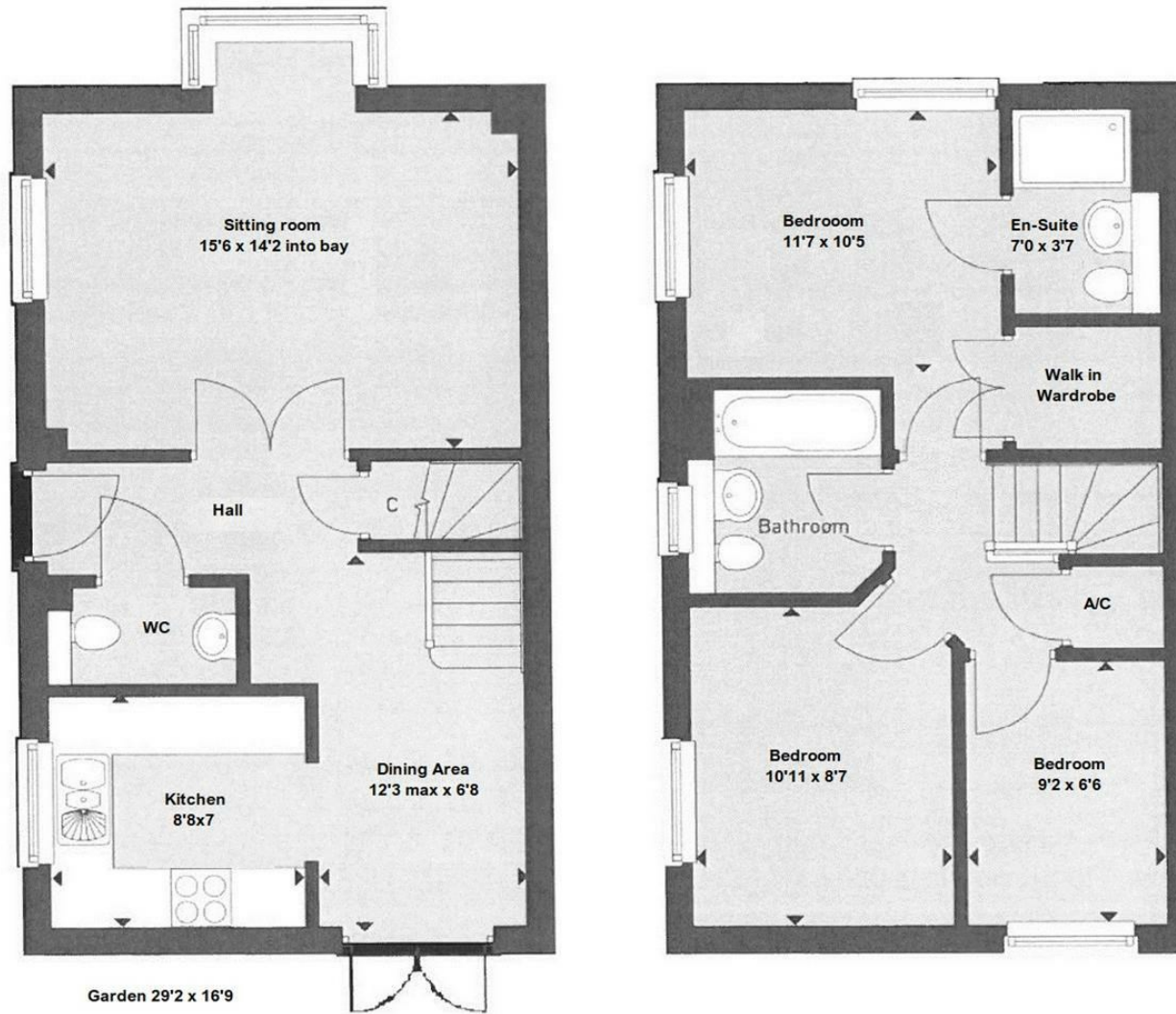
Agents notes

The property is freehold and built of standard construction and still benefits from: the remainder of a 10 year NHBC which runs till 2026. The property is on mains gas and has gas central heating currently supplied by EON who also supply the electricity, mains water and sewage via Southern Water, internet connection is FTTC and currently provided by TalkTalk, double glazed windows all with bespoke wooden shutters, Amtico style flooring to the hall, cloakroom and kitchen/dining room. There is an estate charge of £400 per year which is managed by HML.

Hazelbourne backs onto woodlands and fields and is located on the edge of Borough Green towards Ightham. The development benefits from two children's play areas and is walkable 0.6 miles of Borough Green which offers a variety of shops, restaurants/take-aways, coffee/tea shops, public house, bar, churches, doctors, dentists, popular primary school, Reynolds Retreat Health Spa and Country Club and mainline railway station (with services to Charing Cross via London Bridge).

Location





Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

51 Western Road, Borough Green, Kent, TN15 8AN
T: 01732 885585

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk

