



45 Isles Quarry Road

Borough Green, TN15 8FP Freehold



3



2



1



B

£485,000

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

Overview

- Detached House
- 3 Bedrooms with the master having an en-suite shower room
- Sitting room with bay window
- Kitchen with distinct dining area
- Downstairs cloakroom, upstairs bathroom
- Car barn and parking space
- Enclosed rear garden
- Gas central heating and double glazing
- 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 access via a gate to a low maintenance, walled rear garden 24'5 x 20'9 with patio area, lawn, outside tap; and car barn.

Agents notes

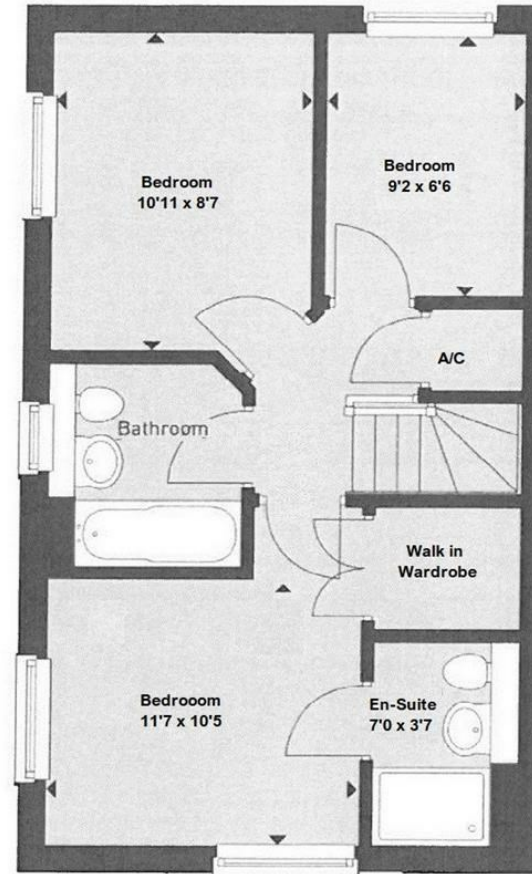
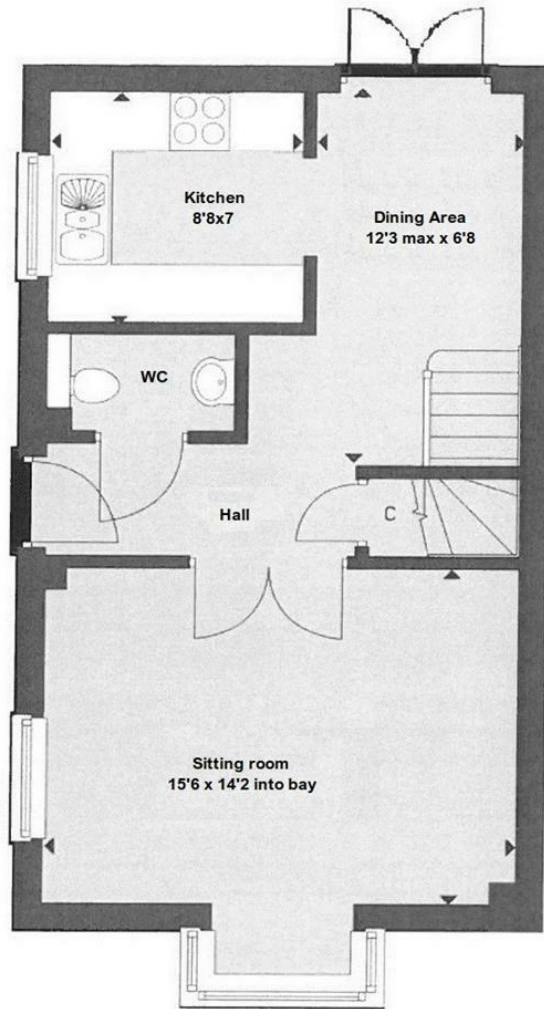
The property is freehold and built of standard construction and still benefits from: the remainder of a 10 year NHBC which runs till 2026. The property is double glazed through-out, is on mains gas and has gas central heating, mains water and sewage via Southern Water and there is fibre internet connection to the cabinet.

There is an an estate charge of £400 per year which is managed by HML.

Location

The much favoured Hazelbourne development is located on the edge of Borough Green backing onto woodland and is surrounded by fields providing a fabulous balance of living in a bustling village³ while being able to access the countryside within minutes. The development is fantastic for family life with a number of residents play areas, the Doctors surgery is located on the edge of the development and the village centre is within 0.6 miles which offers a variety of shops, restaurants/take-aways, coffee shops, tea rooms, public house, bar, churches, dentists, popular primary school, Reynolds Retreat Health Spa and Country Club and mainline railway station (with services to Charing Cross via London Bridge).





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

