



**14 BLACK HORSE MEWS, BOROUGH GREEN, KENT, TN15 8SP**

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

 **Hillier**  
Reynolds

**GUIDE PRICE**  
**£375,000-£385,000**

**FREEHOLD**

Well-presented two bedroom  
link-detached house.

Low Maintenance courtyard  
garden. Driveway and  
garage.

Cul de sac location within  
walking distance of MLS and  
village centre.

**NO ONWARD CHAIN.**





GUIDE PRICE £375,000-£385,000. We are delighted to market this well- presented and well-maintained two bedroom link-detached house that is offered for sale with NO ONWARD CHAIN. The property is located in a small cul de sac within walking distance of the village centre and MLS.

The bright and spacious lounge/diner has a large bay window allowing for plenty of natural light. There is an attractive fireplace as a central focal point of the room as well as a large under-stairs storage cupboard. Patio doors lead out to the low maintenance courtyard garden. This is a pretty outside space with borders stocked with mature shrubs and flowers. There is a personal door to the garage.

The kitchen is bright and sunny with a dual aspect providing plenty of natural light. The kitchen units are well-fitted with a good selection of cupboards and work top space.

Upstairs you will find two well-proportioned bedrooms. The master bedroom is at the front of the property and has fitted wardrobes providing storage. The second bedroom is a generous single room. The bathroom is spacious with a bath as well as a separate shower cubicle.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a village hall, library and medical centre as well as a large recreation ground. The village has pre-school nurseries, a Primary school and a sought after secondary school near the neighbouring village of Wrotham. There are good transport links with the M20, M26 Motorways just a short drive away. The mainline railway station is also within easy walking distance and has regular services to London Bridge, Charing Cross and Victoria. Sevenoaks town centre, with its comprehensive range of shopping, recreational and educational facilities is approx. 7 miles away.

This property is offered for sale with NO ONWARD CHAIN. Viewing is by appointment only.

# ACCOMMODATION

Entrance Door leading to -

## Lounge/Diner

15'5" (4.70m) into bay x 13'3" (4.04m)

## Kitchen

10'0" (3.05m) x 7'1" (2.16m)

## First Floor

## Landing

## Bedroom 1

13'7" (4.14m) x 8'9" (2.67m)

## Bedroom 2

10'0" (3.05m) x 7'1" (2.16m)

## Bathroom

## Outside

Low maintenance courtyard garden with paved patio area. Flower borders stocked with mature flowers and shrubs. Personal door to :-

**Garage - 17'01" (5.21m) x 8'07" (2.62m)**

Front garden mainly laid to lawn. Block paved driveway.



GROUND FLOOR  
41.7 sq.m. (449 sq.ft.) approx.

1ST FLOOR  
27.3 sq.m. (294 sq.ft.) approx.

TOTAL FLOOR AREA : 69.0 sq.m. (742 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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## Route to View

From our office in Borough green proceed east towards St. Mary's Platt along the A25 Maidstone Road. After the recreation ground turn right into Crouch Lane and then immediately right into Black Horse Mews. The property can be found on the right hand side.

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.

## 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)

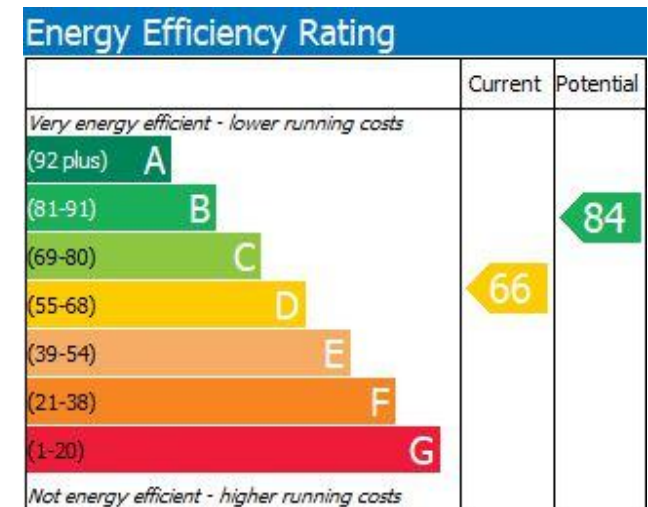
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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)



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)

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