



12 STALEYS ROAD, BOROUGH GREEN, KENT, TN15 8RN

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 **Hillier**  
Reynolds

# £550,000

## FREEHOLD

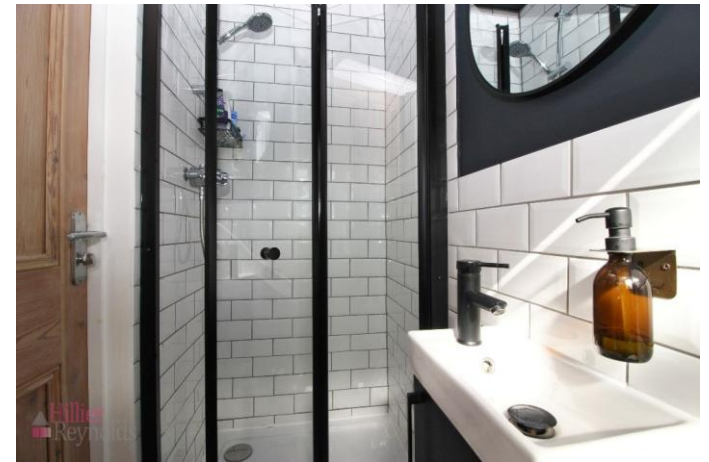
Beautifully presented and extended three bedroom semi-detached family home.

Large kitchen/diner, utility room and downstairs shower room.

Garage and driveway.  
Sought after location within walking distance of village centre and MLS.



**The Property  
Ombudsman**



We are delighted to market this immaculate and extended three bedroom semi-detached family home which is located in a sought-after road within a short walk of the village centre and MLS with services to London Bridge, Charing Cross and Victoria.

This beautiful family home is decorated throughout with a contemporary and stylish design. There is a large porch which leads into the entrance hall. You will find the lounge on your right-hand side. This well-proportioned room has a large brick built fireplace as a central focal point of the room. Double doors lead into the gorgeous open plan kitchen/diner/family room. This is a wonderful sociable and practical living and entertaining area. The kitchen is beautifully designed with shaker style units and a large central island. The dining area overlooks the garden and there are bi-fold doors which open onto the patio area. Steps lead down to the easterly facing garden which is mainly laid to lawn.

There is a well-fitted utility room which has direct access out to the garden as well as a personal door to the garage. A shower room completes the downstairs living accommodation.

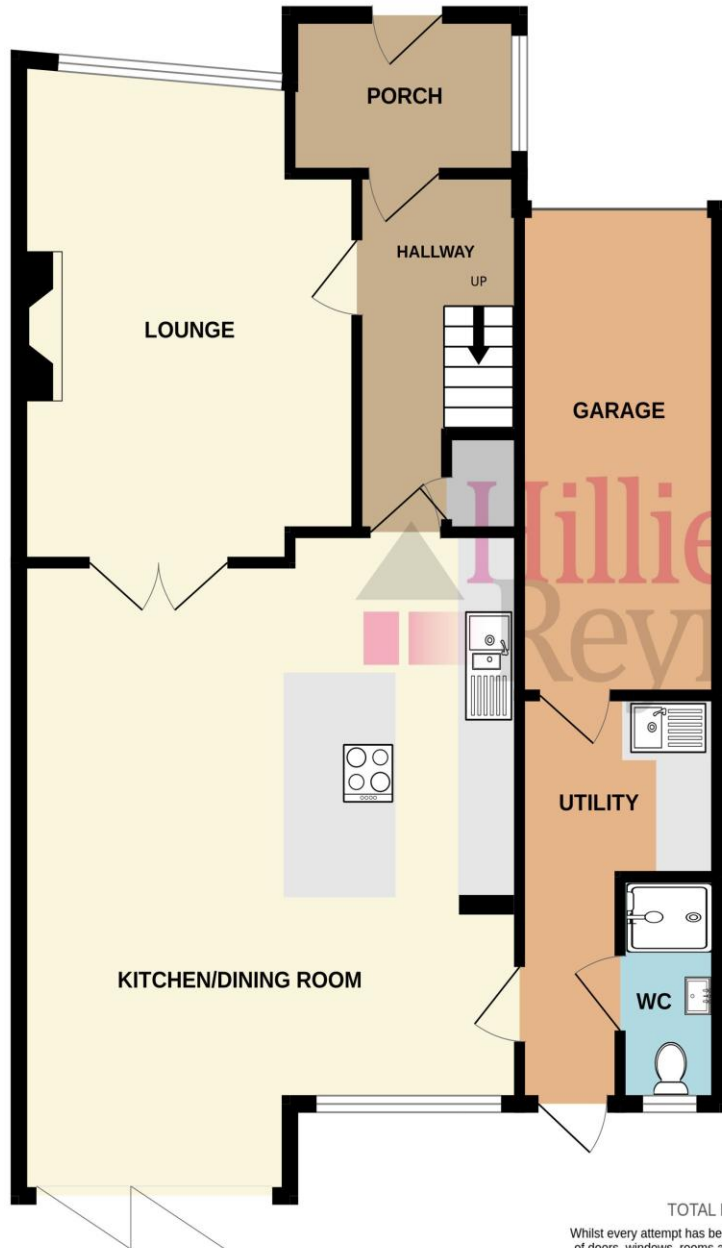
Upstairs the home is as well-presented as the downstairs living area. The master bedroom is located at the front of the property and is a bright and sunny room with a good selection fitted wardrobes which provide plenty of storage. The second bedroom is a generous double room overlooking the garden. The third bedroom is a good sized single room. The family bathroom is well-fitted with a large shower cubicle as well as a bath.

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 Mary's 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.

Viewing is strictly by appointment only.

# ACCOMMODATION

GROUND FLOOR  
80.8 sq.m. (870 sq.ft.) approx.



1ST FLOOR  
35.6 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA : 116.4 sq.m. (1253 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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**Porch**  
7'4" (2.24m) x 5'4" (1.63m)

**Hallway**

**Lounge**  
16'10" (5.13m) reducing to 12'10" (3.91m) x 12'1" (3.68m)

**Kitchen/Dining Area**  
21'1" (6.43m) maximum x 18'5" (5.61m)

**Utility**  
13'8" (4.17m) x 7'2" maximum L-Shape

**Shower Room**

**First Floor Landing**

**Bedroom 1**  
11'10" (3.61m) x 10'9" (3.28m)

**Bedroom 2**  
9'11" (3.02m) x 8'6" (2.59m)

**Bedroom 3**  
8'11" (2.72m) x 7'4" (2.24m)

**Bathroom**

**Outside**  
A south easterly facing garden comprising of raised patio area, lawn area and flowers and shrubs. Front comprising of block paved and shingled driveway for 2-3 cars

**Garage** - 16'7" (5.05m) x 7'5" (2.26m)



## Route to View

From our office in Borough Green proceed south along Quarry Hill Road. Take the second turning right into Conyerd Road. At the end turn right into Staleys Road and 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)

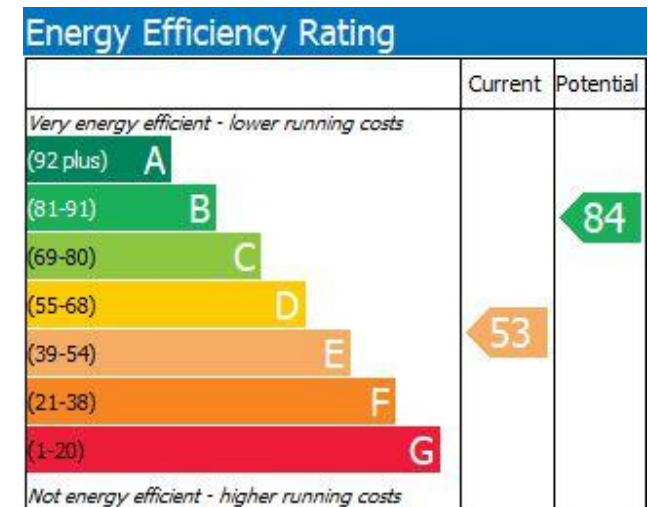
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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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