



30 CROWHURST ROAD, BOROUGH GREEN, KENT, TN15 8SJ

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 **Hillier**
Reynolds

£515,000

FREEHOLD

A beautifully presented and extended 3 bedroom semi-detached family home.

Downstairs W.C. and 3 reception rooms.

Westerly facing rear garden with established flowers and plants.





This 3 bedroom semi-detached Gough Cooper built home has been extended and incredibly well-looked after and updated in recent years.

An entrance porch welcomes you into the home where there is downstairs WC, very useful for a busy family home. The Hallway is next with doors into the Lounge and Kitchen. The Lounge is great size and has a fireplace as a lovely focal point. Double doors open onto the Dining Room allowing the room to feel even bigger. The Kitchen has plenty of work top space and cupboards for storage. Next is the Garden room which has French doors onto the garden making it an ideal social space when the weather is good.

Upstairs are 3 good sized bedrooms comprising of 2 doubles and a single room. The Bathroom has been remodelled in recent years with a stunning white suite and is a bright room having dual aspect windows. The loft has its own staircase leading to it and there is natural light in the main part from 2 Velux windows.

Outside the gardens are well-maintained and cared for. There is a large patio area leading onto a lawn area with established flower and shrub borders. A personal door takes you into the Garage. The front has a small lawn area and a driveway for 2 or 3 cars.

Crowhurst Road is a popular and quiet road found within easy walking distance of the High Street and Station.

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.

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

ACCOMMODATION

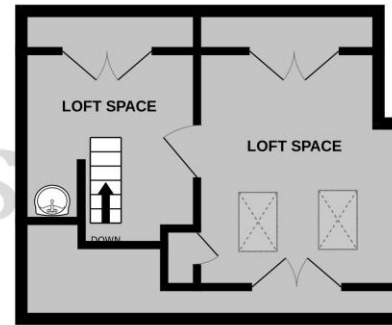
GROUND FLOOR
64.7 sq.m. (696 sq.ft.) approx.



1ST FLOOR
38.4 sq.m. (414 sq.ft.) approx.



2ND FLOOR
24.3 sq.m. (261 sq.ft.) approx.



TOTAL FLOOR AREA : 127.3 sq.m. (1371 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

WC

Hallway

Lounge

13'3" (4.04m) x 12'4" (3.76m)

Dining Room

10'1" (3.07m) x 9'9" (2.97m)

Kitchen

11'6" (3.51m) x 8'1" (2.46m)

Garden Room

17'3" (5.26m) x 6'10" (2.08m)

First Floor Landing

Bedroom 1

12'0" (3.66m) x 11'0" (3.35m) maximum measurement

Bedroom 2

10'8" (3.25m) x 9'1" (2.77m)

Bedroom 3

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

Bathroom

Loft Space

11'4" (3.45m) x 9'8" (2.95m) + 8'5" (2.57m) x 8'2" (2.49m)

Outside

Westerly facing rear garden with patio area, flowers and shrub borders. Personal door to:-

Garage - 16'2" (4.93m) x 8'0" (2.44m)

Front comprising of lawn area and driveway for 2-3 cars.



Route to View

From our office in Borough Green proceed south along Quarry Hill Road. Take the second left into Harrison Road. Take the next right into Crowhurst Road and the property can be found towards the end of the road 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

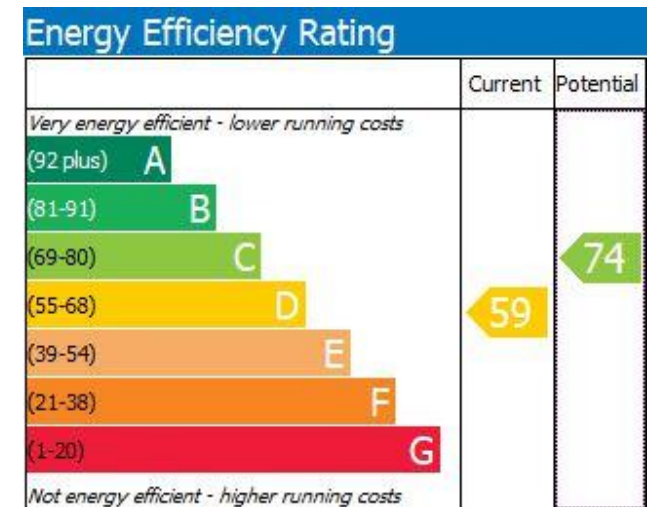
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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