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 **Hillier**
Reynolds

£375,000

FREEHOLD

Beautifully presented two bedroom terraced house. Sought after development within walking distance to village centre and mainline station. Open plan living area & allocated parking for 2 cars.





We are delighted to market this beautifully presented two bedroom terraced home which is situated on a popular and sought after development just a short walk from the village centre and mainline station with services to London & Ashford.

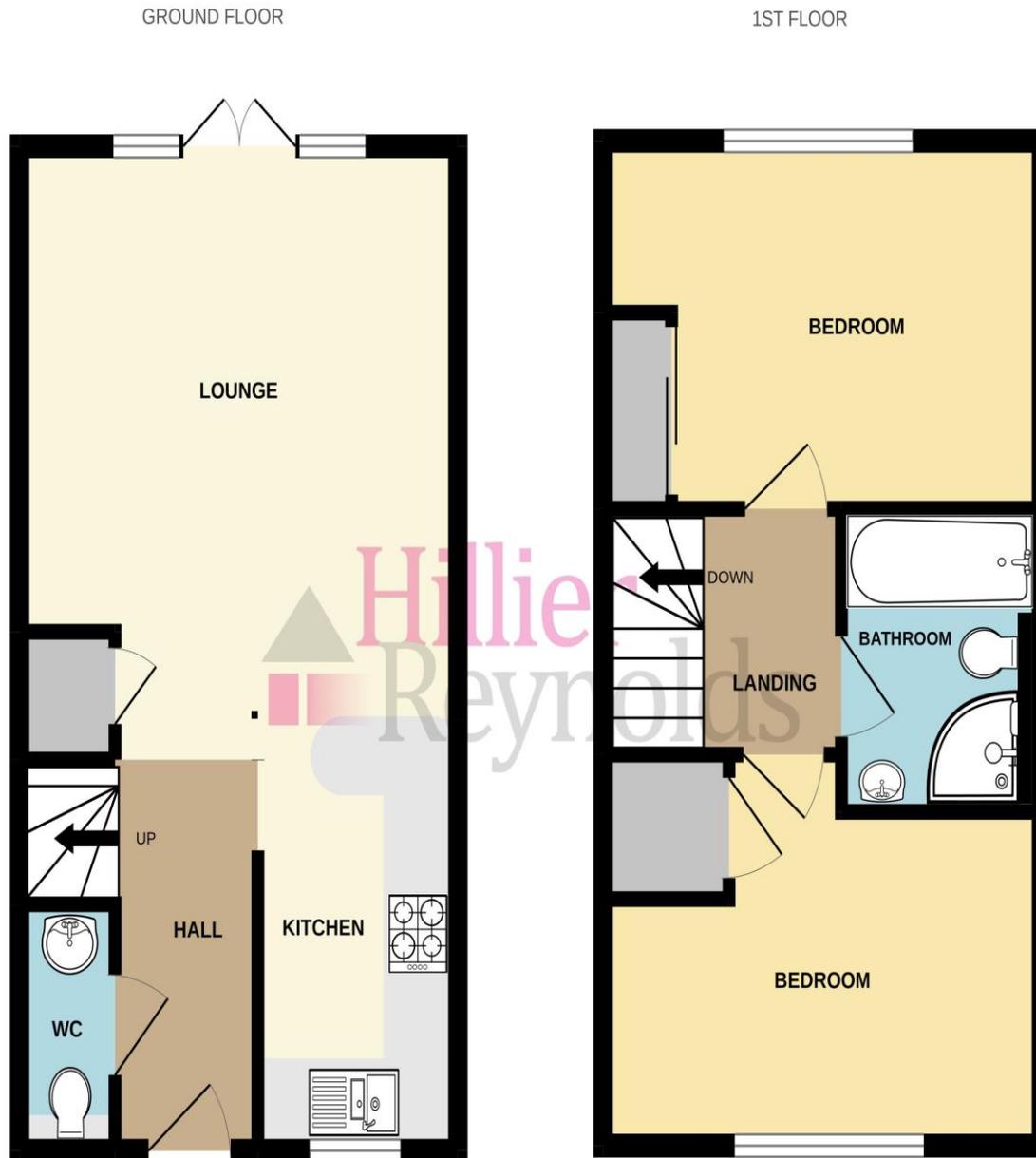
Located in a nice position within the road this stunning home is light and bright and decorated in calm neutral tones. An Entrance Hallway greets your arrival with space to hang coats and shoes. If you enjoy entertaining family and friends there is a useful downstairs W.C. The entrance Hall opens into the main living area which is open plan. The Kitchen/Diner is modern and bright with a large selection of cupboards providing plenty of storage with integrated appliances. There is plenty of room for a dining table making this a sociable eating and entertaining area.

The Lounge is a well-proportioned spacious living area that is flooded with natural light. There are French doors that lead directly out to the lovely garden that has been stepped to provide a patio area and then a level area which has synthetic grass installed for easy maintenance. A garden shed provides storage. There is a gate at the bottom of the garden that leads out to the parking area. This property has two allocated parking spaces.

Upstairs the spacious landing leads to both bedrooms. Both Bedrooms are generous double rooms that both have built-in storage. The Bathroom is again modern and well-fitted having a bath and separate shower cubicle.

The home is situated near the end of a quiet cul de sac and is only a few minutes' walk from the village centre with its selection of shops, cafes and the popular Primary school. Wrotham secondary school is also within walking distance. The mainline station is just a short walk away and has regular services to London Bridge, Charing Cross, Victoria and Ashford. There are good transport links with the M20, M26 Motorways just a short drive away.

ACCOMMODATION



Entrance Hallway

Cloakroom

6'2" (1.88m) x 2'11" (0.89m)

Kitchen

10'9" (3.28m) x 6'0" (1.83m)

Lounge

14'3" (4.34m) x 13'4" (4.06m)

First Floor Landing

Bedroom 1

13'4" (4.06m) x 9'2" (2.79m)

Bedroom 2

13'3" (4.04m) x 8'5" (2.57m)

Bathroom

7'7" (2.31m) x 5'10" (1.78m)

Outside

Rear garden comprising of patio area, synthetic lawn and shed to remain. Front garden comprising of lawn area.

Parking area to side with 2 allocated parking spaces.



Route to View

From our office in Borough Green proceed west towards Sevenoaks along the Borough Green Road. Go straight over the first mini roundabout and at the second roundabout take the first left onto Dark Hill Road. Take the next right into Hazelbourne Avenue and the property can be found on the left 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)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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

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