



21 HARRISON ROAD, BOROUGH GREEN, KENT, TN15 8RU

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 **Hillier**
Reynolds

GUIDE PRICE
£550,000-£575,000

FREEHOLD

Beautifully presented four
bedroom semi-detached
family home.

Garage and driveway with
parking for approx. 3 cars.

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





We are delighted to market this beautifully presented and extended four bedroom semi-detached family home which is located in a popular road within walking distance of the village centre and MLS with regular services to London Bridge, Charing Cross and Victoria.

As you enter the property you will appreciate how light and bright the entrance hall is. This open plan living space flows beautifully with well-designated areas, ideal for the modern family. The kitchen is stylish and well-fitted with white gloss units and a sociable breakfast bar. There is plenty of space for a dining suite. The lounge is tastefully decorated and there is a beautiful open fireplace as a central focal point of the room. Due to the elevated position of the property this home is flooded with natural light. From the dining area there are french doors that lead out to the generous fully enclosed rear garden. This is a wonderful outdoor space that is ideal for entertaining family and friends. There is a paved patio area with a few steps leading up to the lawn. At the rear of the garden is a studio that the current owners use as a bar/ family entertainment area although this would also work very well as a home office or Gym as there is a convenient WC. There is a lovely decked seating area to sit and enjoy the evening sun.

On the first floor you will find two large double bedrooms both have built in storage cupboards. The fourth bedroom has been adapted by the current owners and is now used as a laundry room. The family bathroom is spacious and well-fitted with a P shaped bath and shower over.

On the second floor you will find the stunning, spacious master bedroom which is light and bright, there is a dressing area as well as a stylish en suite shower room.

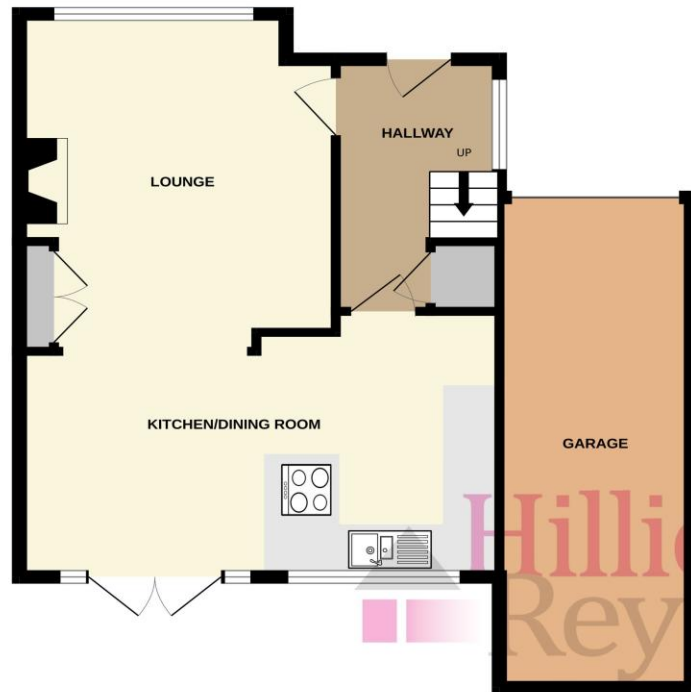
At the front of this attractive family home there is a block paved driveway with parking for approx. 3 cars as well as a garage.

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 Marys 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.

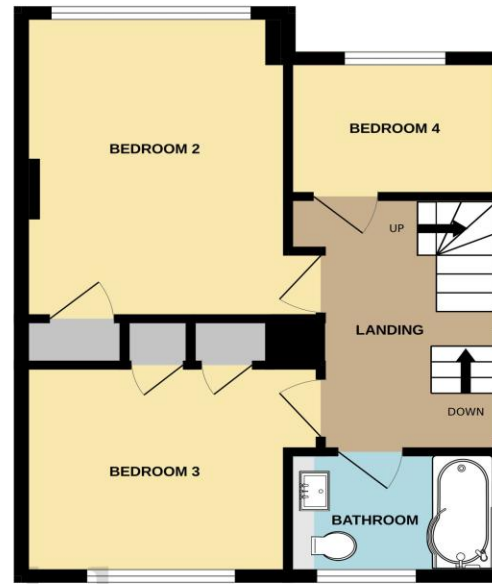
Viewing is strictly by appointment only.

ACCOMMODATION

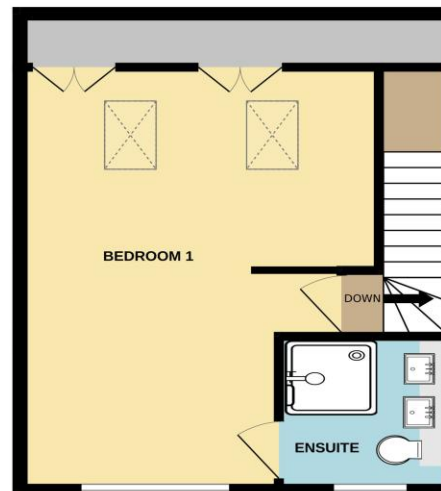
GROUND FLOOR
55.6 sq.m. (598 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



2ND FLOOR
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA : 128.6 sq.m. (1384 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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Hallway

Lounge

14'9" (4.50m) x 12'4" (3.76m)

Kitchen/Diner

18'8" (5.69m) x 11'8" (3.56m) reducing to 9'10" (3.00m)

First Floor Landing

Bedroom 2

13'5" (4.09m) x 10'10" (3.30m)

Bedroom 3

10'7" (3.23m) x 9'1" (2.77m)

Bedroom 4

7'6" (2.29m) x 6'3" (1.91m)

Bathroom

Second Floor Landing

Bedroom 1

18'6" (5.64m) x 14'6" (4.42m) maximum measurements L-Shape

En-suite

Outside

Paved patio area. Mainly laid to lawn with borders stocked with plants and shrubs. Decked entertaining area at rear.

Studio - 20'0" (6.10m) x 11'0" (3.35m) + WC

Garage - 21'5" (6.53m) x 7'6" (2.29m)



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Route to View

From our office in Borough Green proceed south along Quarry Hill Road. Take the second left into Harrison Road. The home can be found on the left hand side.

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

01732 884422

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www.hillier-reynolds.co.uk

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.

