



5 STATION ROAD, BOROUGH GREEN, KENT, TN15 8ER

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 **Hillier**
Reynolds

£495,000

FREEHOLD

Beautifully presented three bedroom end of terrace character property.

Generous easterly facing garden with two parking spaces at the rear.

Short walk to village shops and MLS. NO ONWARD CHAIN.





We are excited to market this beautifully presented and rarely available three bedroom end of terrace character property that is located in the heart of the village within easy walking distance of the mainline station with regular services to London Bridge, Charing Cross and Victoria. This stunning property is offered for sale with NO ONWARD CHAIN.

This impressive and spacious family home has retained many of its character features. As you enter the property there is an entrance hall before you step into the newly fitted and well-designed kitchen. The units are a traditional style shaker in keeping with the age and character of the property. A large breakfast bar turns this area into a sociable and practical room. Next door to the kitchen is a spacious dining room which has access out to the generous garden that is mainly laid to lawn. There is side access to the front of the property as well as access to the two parking spaces at the rear. A wooden shed provides storage for garden equipment. There is a useful utility room/shower room.

At the front of the property you will find a large and well-proportioned lounge. This is a light and bright room with a large bay window. There is a stunning original fireplace which provides a central focal point of the room.

Upstairs you will see that the property is as beautifully presented as the downstairs accommodation. The master bedroom is located at the front of the property and also has a large bay window and beautiful fireplace. This spacious room has plenty of space for bedroom furniture. The second bedroom overlooks the garden and is a very generous double room. The third bedroom is a good sized single room. The family bathroom has been well-fitted and beautifully designed to blend in with the age and character of the home.

The loft space is accessed by a staircase from the landing and is a real bonus of the property.

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.

We are expecting a high level of interest in this charming home so viewing is highly recommended to avoid disappointment.

ACCOMMODATION



TOTAL FLOOR AREA : 121.7 sq.m. (1310 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

12'11" (3.94m) x 12'2" (3.71m)

Kitchen/Breakfast Room

13'2" (4.01m) x 12'3" (3.73m)

Dining Room

12'8" (3.86m) x 9'8" (2.95m)

Shower Room

First Floor Landing

Bedroom 1

15'4" (4.67m) x 11'7" (3.53m)

Bedroom 2

12'9" (3.89m) x 9'10" (3.00m)

Bedroom 3

9'1" (2.77m) x 5'1" (1.55m)

Bathroom

Second Floor Landing

Loft Space

14'8" (4.47m) x 14'1" (4.29m)

Outside

Easterly facing rear garden mainly laid to lawn. Wooden storage shed. Two parking spaces at rear.



Route to View

From our office in Borough Green proceed north along the High Street. At the end turn right into Wrotham Road and then immediately right into Station Road. The home can be found on the left hand side denoted by our For Sale board.

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

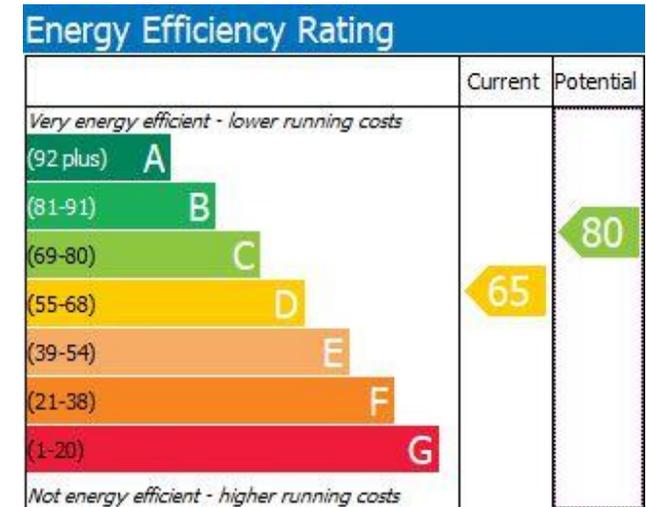
www.landregistry.gov.uk

<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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