

47 MAIDSTONE ROAD, BOROUGH GREEN, KENT, TN15 8HE

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Hillier Reynolds

£399,950

FREEHOLD

Two bedroom semi-detached bungalow in need of total renovation.

Double Garage and driveway at rear.

Walking distance to village centre and MLS. NO ONWARD CHAIN.







The Property Ombudsman

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We are pleased to market this spacious two bedroom semi-detached bungalow that is in need of total renovation. The property is located just a short walk away from the village centre and MLS and is offered for sale with NO ONWARD CHAIN.

The lounge is located at the rear of the property and is a well-proportioned room with a brick-built fireplace as a central point of the room. French doors lead out to a conservatory which in turn leads out to the fully enclosed rear garden. This well-established and mature garden is mainly laid to lawn and has borders stocked with mature plants and shrubs. There is a gate at the rear that leads out to the detached double garage and driveway with parking for two cars.

The dining room and kitchen are at the rear of the property. The kitchen has a large window over-looking the garden and there is a back door that provides direct access to the garden as well as side access to the front of the property. Although in need of updating there is a good selection of units as well as a central island/breakfast bar. A staircase from the dining room leads up to a generous loft space.

At the front of the property you will find two double bedrooms, one of which has a good selection of fitted wardrobes.

The bathroom has a large airing cupboard.

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.



ACCOMMODATION

Hallway

Lounge
13'10" (4.22m) x 12'11" (3.94m)

Conservatory
10'1" (3.07m) x 9'10" (3.00m)

Dining Room
13'0" (3.96m) x 10'9" (3.28m) reducing to 7'7" (2.31m)

Kitchen
10'7" (3.23m) x 10'2" (3.10m)

Bathroom

Bedroom 1
10'7" (3.23m) x 8'2" (2.49m)

Bedroom 2
10'1" (3.07m) x 9'9" (2.97m)

First Floor

Loft Space
17'11" (5.46m) x 16'4" (4.98m) max measurements

Outside
Mature garden mainly laid to lawn with borders stocked with flowers and shrubs. Gate to rear driveway with parking for two cars. Large front garden.

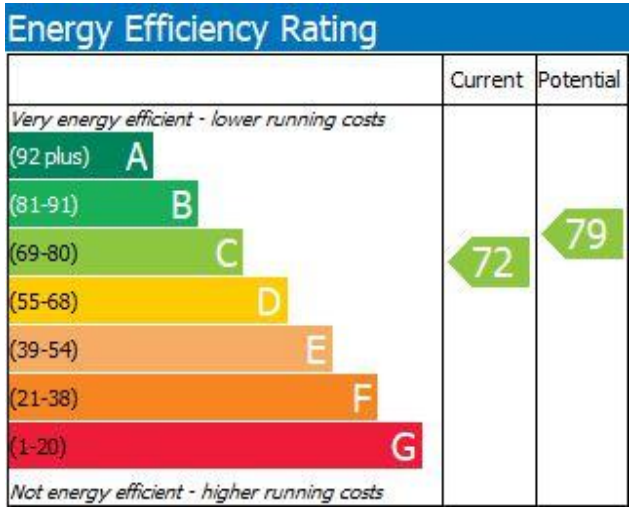
Detached Garage - 16'5" (5.00m) x 9'2" (2.79m)



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)



Route to View

From our office in Borough Green head east along the A25 Maidstone Road towards St. Mary's Platt. The home can be found on the left hand side next to Hill View and is denoted by our For Sale board.

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

01732 884422
enquiries@hillier-reynolds.co.uk
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.







