



26 QUARRY HILL ROAD, BOROUGH GREEN, KENT, TN15 8RH

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 **Hillier**  
Reynolds

£325,000

FREEHOLD

Charming two bedroom terraced character cottage.

Beautifully presented throughout. Westerly facing rear garden.

Walking distance to village centre and MLS.





We are delighted to market this beautifully presented two bedroom terraced character cottage which is located within easy walking distance of the village centre and MLS with services to London Bridge, Charing Cross and Victoria.

As you enter the property you will appreciate the standard of internal decor which gives this light and bright room a real feeling of charm and character. The kitchen/breakfast room has been very well designed and fitted with traditional shaker style units and wooden work tops in keeping with the age and style of the property. There is a breakfast bar as well as a good selection of units. The bathroom is stylish and well-fitted with a bath and shower over. A back door leads out to the private westerly facing rear garden which has a lawn area with borders stocked with flowers and shrubs. There is a paved patio area and a large wooden storage shed.

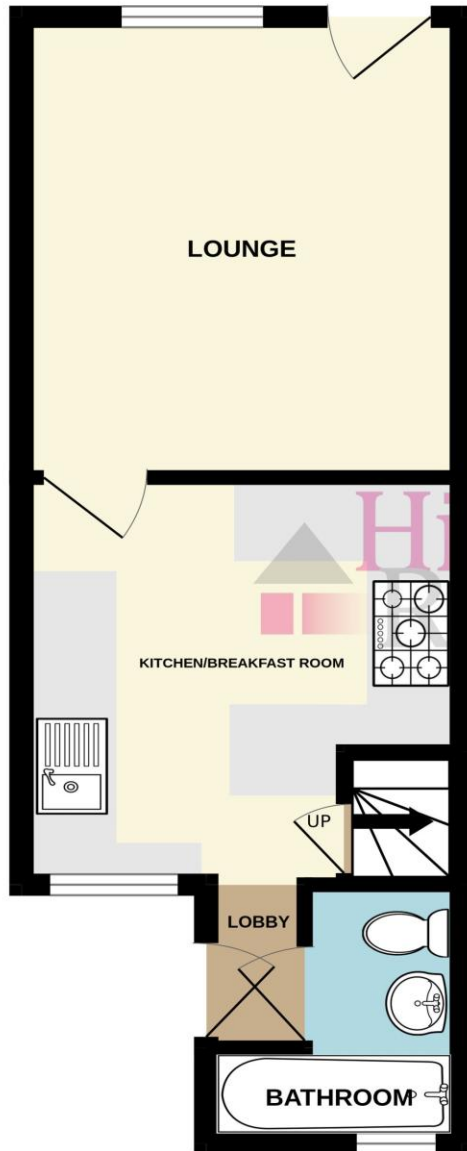
Upstairs the cottage is as beautifully presented as it is downstairs. The master bedroom is located at the front of the property. This is a bright and sunny room with a good selection of built in wardrobes. The second bedroom is a generous single room that overlooks the garden.

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.

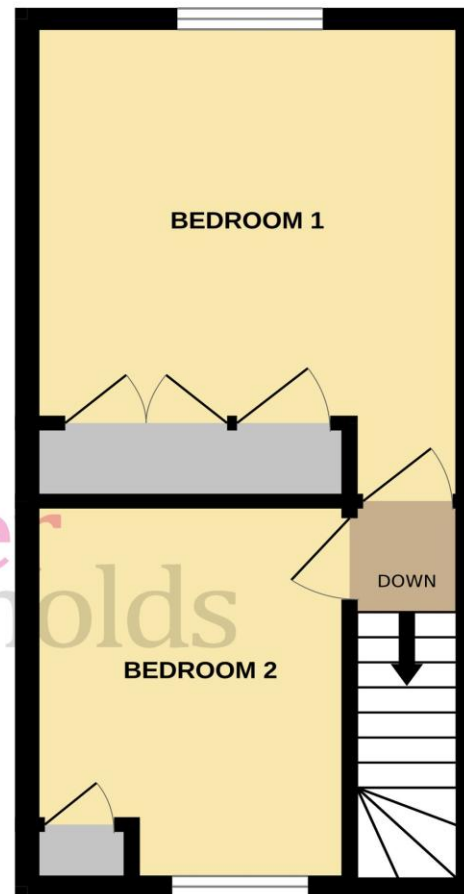
We are expecting a high level of interest in this charming home so viewing is highly recommended to avoid disappointment.

# ACCOMMODATION

GROUND FLOOR  
26.8 sq.m. (289 sq.ft.) approx.



1ST FLOOR  
22.9 sq.m. (246 sq.ft.) approx.



TOTAL FLOOR AREA : 49.7 sq.m. (535 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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## Entrance Door To :-

### Lounge

12'3" (3.73m) x 10'8" (3.25m)

### Kitchen/Breakfast Room

10'10" (3.30m) x 10'8" (3.25m)

### Lobby

### Bathroom

### First Floor Landing

### Bedroom 1

11'2" (3.40m) x 10'9" (3.28m)

### Bedroom 2

10'10" (3.30m) x 7'11" (2.41m)

### Outside

Westerly facing garden with area of lawn, flower borders and paved patio area. Wooden storage shed.



## Route to View

From our office in Borough Green turn right into Quarry Hill Road. The property can be found approx. 200 yards 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](http://www.environment-agency.gov.uk)

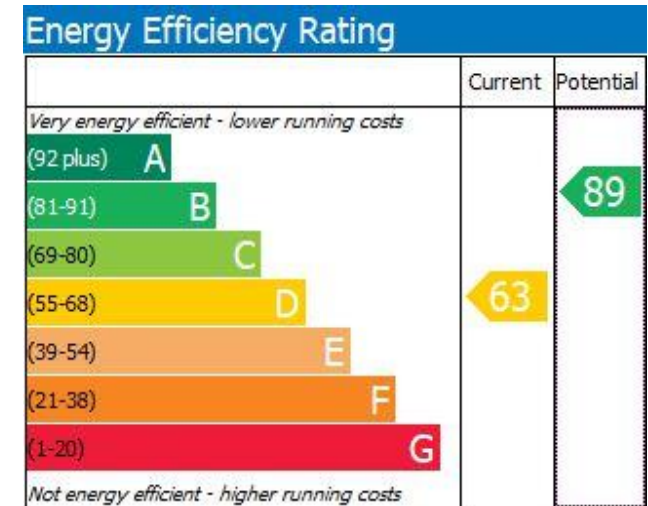
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

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