



35B STALEYS ROAD, BOROUGH GREEN, KENT, TN15 8RL

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

 **Hillier**
Reynolds

£550,000

FREEHOLD

Well-presented four bedroom detached chalet bungalow.

Driveway and fully enclosed rear garden.

Sought after location within walking distance to village centre. NO ONWARD CHAIN.





We are pleased to market this well-presented four bedroom detached chalet bungalow that is located in a popular and sought-after road within walking distance of the village centre and M25 with services to London Bridge, Charing Cross and Victoria. This property is offered for sale with NO ONWARD CHAIN.

As you enter the property there is a large porch which is ideal for storing coats and shoes. You will find the open plan lounge /dining room on the left-hand side. This bright and sunny room has a triple aspect and is decorated in calm neutral colours. There is an open fireplace as a central focal point of the room. The kitchen is conveniently located next to the dining area and has a good selection of storage cupboards. There is a back door with direct access out to the block paved patio area and fully enclosed westerly facing rear garden. The garden is mainly laid to lawn and has a wooden storage shed.

There are two bedrooms on the ground floor. The largest room is a double bedroom which over-looks the garden. There is a good selection of built in wardrobes that provide plenty of storage. The current occupier uses this room as a home office/guest room. The second bedroom on the ground floor is a generous single room.

A WC completes the downstairs living accommodation.

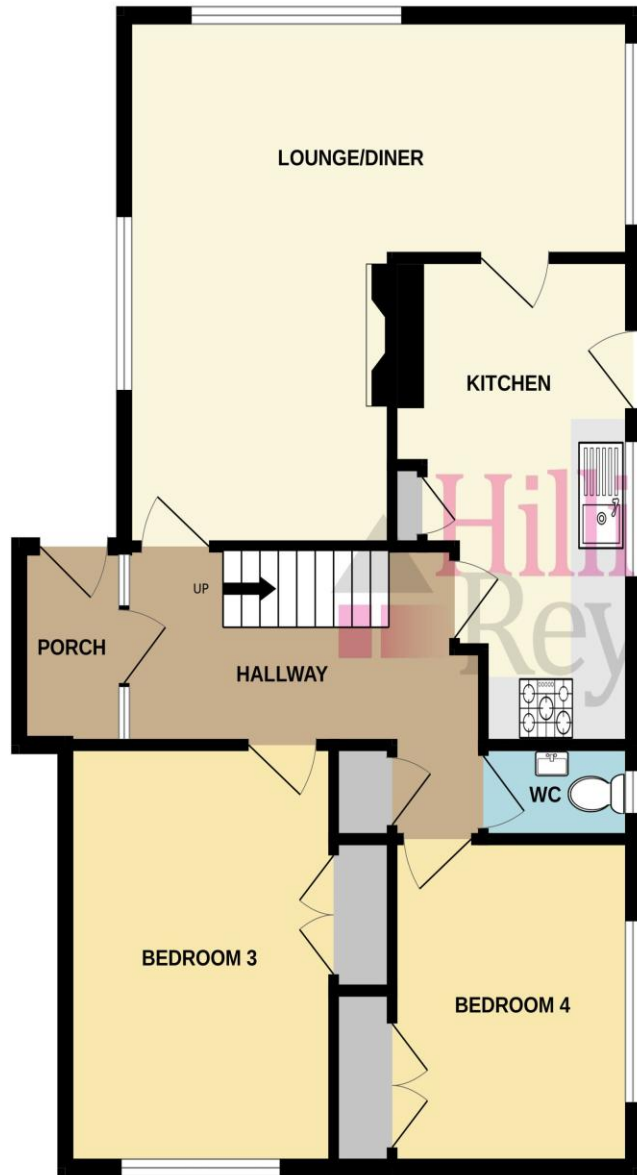
Upstairs the master bedroom is located at the front of the property and has a large dressing area with large built-in wardrobes. The second bedroom is located at the rear of the property and has stunning views over the North Downs. There are built-in wardrobes providing a good amount of storage.

There is a bathroom with shower over and WC.

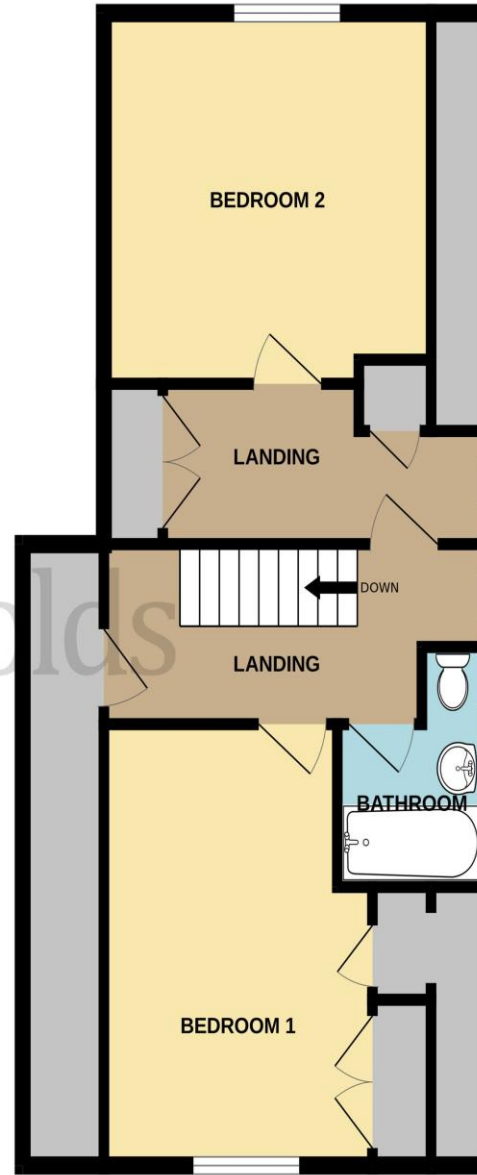
Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, sought after primary school and medical centre as well as a large recreation ground. The mainline station has regular services to London Bridge, Charing Cross and Victoria 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.

Viewing is strictly by appointment only.

GROUND FLOOR
69.4 sq.m. (747 sq.ft.) approx.



1ST FLOOR
54.6 sq.m. (588 sq.ft.) approx.



ACCOMMODATION

Porch

Hallway

Lounge/Diner

18'10" (5.74m) x 17'2" (5.23m) L-Shape
maximum measurement

Kitchen

15'9" (4.80m) x 8'6" (2.59m) reducing to
5'6" (1.68m)

WC

Bedroom 3

13'8" (4.17m) x 9'11" (3.02m)

Bedroom 4

10'5" (3.18m) x 8'11" (2.72m)

First Floor Landing

Bedroom 1

14'6" (4.42m) x 9'11" (3.02m)

Bedroom 2

12'0" (3.66m) x 11'8" (3.56m)

Bathroom

Outside

Fully enclosed westerly facing rear garden. Mainly laid to lawn. Block paved patio area and wooden garden shed. Gate to front of property with driveway for one car. Front garden mainly laid to lawn.

TOTAL FLOOR AREA: 124.0 sq.m. (1335 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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Route to View

From our office in Borough Green proceed south along Quarry Hill Road. Take the second turning right into Conyerd Road. At the end turn right into Staleys Road and the property can be found on the left-hand side as 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

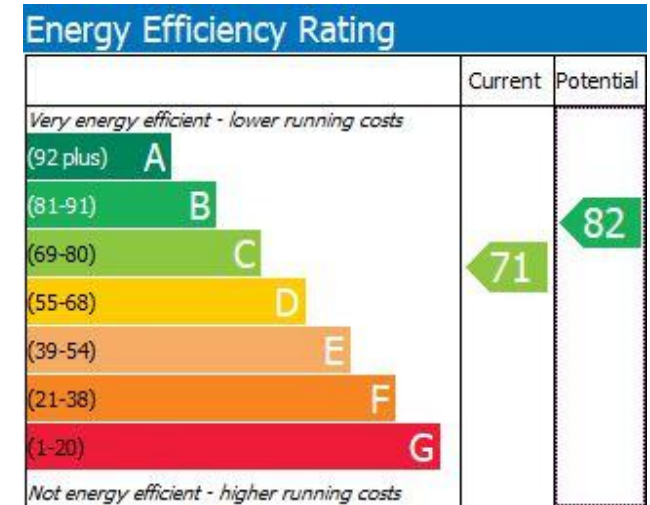
www.landregistry.gov.uk

<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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