



63 STATION ROAD, BOROUGH GREEN, KENT, TN15 8ET

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 **Hillier**
Reynolds

£335,000

FREEHOLD

A stunning 2 bedroom,
period home presented in
immaculate condition.

Timber garage and driveway
for 1 car found to the rear.

Situated in an incredibly
convenient position not far
from the High Street and
Train station.





This 2 bedroom terraced cottage is found in an extremely convenient position within the heart of Borough Green.

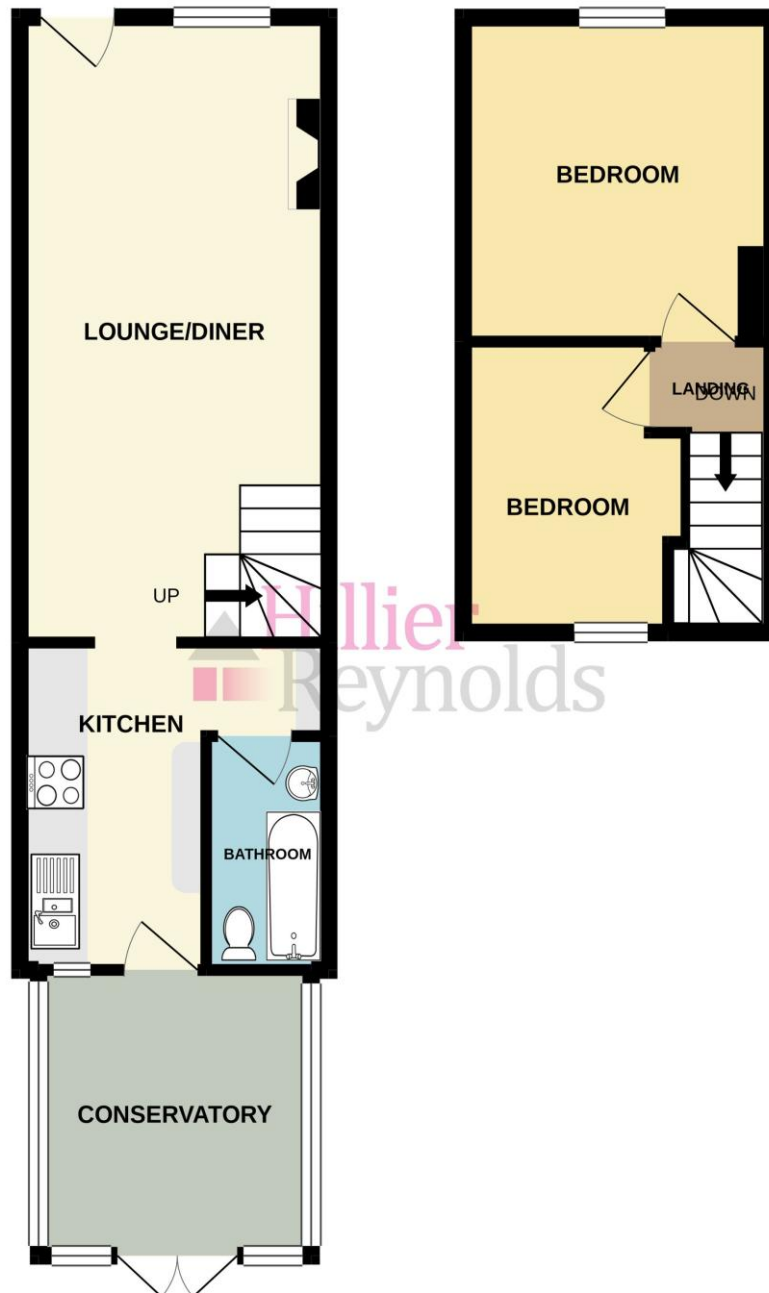
The home is found within a few hundred yards from the High Street making popping to the shops as easy as could be. If you commute to London you will love the few minutes' walk to the station platform where a regular service takes commuters into London Bridge, Charing Cross and London Victoria. For those with young children the school run will be just as easy having the popular Borough Green Primary school found the same short walk away.

Internally the home is presented in immaculate condition yet still retains some of its character. The Lounge/Diner is open allowing plenty of light to flood through the room and has a stunning brick fireplace with inset log burner to provide a beautiful focal point of the room. The Kitchen is well-appointed and offers plenty of storage and work top space. Having the Conservatory offers additional living space and has a spectrum of uses, a garden room to sit and relax in or a playroom for the children. The Bathroom is found on the ground floor and is finished with a clean, white suite and fully tiled walls.

Upstairs there are 2 good sized bedrooms, the Master is a generous double room while the 2nd bedroom is an ideal sized single room for guests or a children's room.

Outside is as easy maintenance as the inside. The rear garden comprises of a stone patio with enclosed fencing. Double doors then take you through to a large timber Garage or Workshop. The Garage is large enough to house a car although there is a driveway in front of it for 1 car so would make an ideal home office or workshop. To the front is a paved patio area with some flowers and shrubs.

We are expecting a high volume of interest on this home so your early viewing would be recommended.



ACCOMMODATION

Entrance Door to:-

Lounge/Diner

20'10" (6.35m) x 10'6" (3.20m)

Kitchen

10'11" (3.33m) x 5'7" (1.70m)

Lobby

2'8" (0.81m) x 4'2" (1.27m)

Bathroom

7'9" (2.36m) x 4'2" (1.27m)

Conservatory

9'7" (2.92m) x 9'3" (2.82m)

First Floor Landing

Bedroom 1

10'9" (3.28m) x 10'6" (3.20m)

Bedroom 2

9'8" (2.95m) x 7'7" (2.31m) max measurement

Outside

Paved patio area leading to:

Garage - 17'5" (5.31m) x 12'4" (3.76m) with parking for 1 car in front.

Front garden comprising of paved area with flowers and shrubs.



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		89
(69-80) C	70	
(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 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.

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

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