



2 GRIGGS WAY, BOROUGH GREEN , KENT, TN15 8HW

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

 **Hillier**
Reynolds

£475,000

FREEHOLD

Beautifully presented three bedroom link-detached family home.

Landscaped low maintenance rear garden.

Garage and driveway. NO ONWARD CHAIN.





We are excited to market this beautifully presented three bedroom link-detached family home that is offered for sale with NO ONWARD chain. The property is located in a popular and sought after road within easy walking distance of the village centre and main line station with services to London Bridge, Charing Cross and Victoria.

This well-looked after and well-maintained property has a driveway with parking for several cars as well as a garage. As you enter the property you will find the lounge on your left-hand side. This is a light and bright sunny room which is decorated in calm neutral colours with a wood panelled effect feature wall. There is a brick built fireplace with a log burner as a central focal point. Double doors lead through to the kitchen which is well-fitted with a good selection of units and work top space. Conveniently situated next to the kitchen is the dining room which has french doors leading out to the spacious and bright conservatory.

The garden has been beautifully landscaped and now provides a low maintenance Mediterranean feel entertaining and relaxing outdoor space. The garden has been tiered to ensure that the sun can be enjoyed throughout the day. There is a decked seating area and storage shed at the top of the garden. The middle tier is currently used as an al fresco dining area.

A useful cloakroom completes the downstairs living accommodation.

Upstairs the property is as beautifully presented as downstairs. The master bedroom is located at the front of the property and is a bright and sunny room due to its elevated position. The second bedroom over-looks the garden and has built in wardrobes providing plenty of storage space. The third bedroom is a single room.

The bathroom is modern and stylish and has a large walk-in shower cubicle.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, 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 village of Wrotham is also within walking distance and has a sought after secondary school. There are good transport links with the M20, M26 Motorways just a short drive away.

Viewing is highly recommended to fully appreciate this stunning family home which is offered to the market with NO ONWARD CHAIN.

ACCOMMODATION

Hallway

W.C.

Lounge

14'10" (4.52m) x 11'4" (3.45m)

Kitchen

14'7" (4.45m) x 10'5" (3.18m)

Dining Room

12'10" (3.91m) x 8'8" (2.64m)

Conservatory

16'10" (5.13m) x 13'9" (4.19m) L-Shape

First Floor Landing

Bedroom 1

12'9" (3.89m) x 8'5" (2.57m)

Bedroom 2

10'11" (3.33m) x 6'11" (2.11m)

Bedroom 3

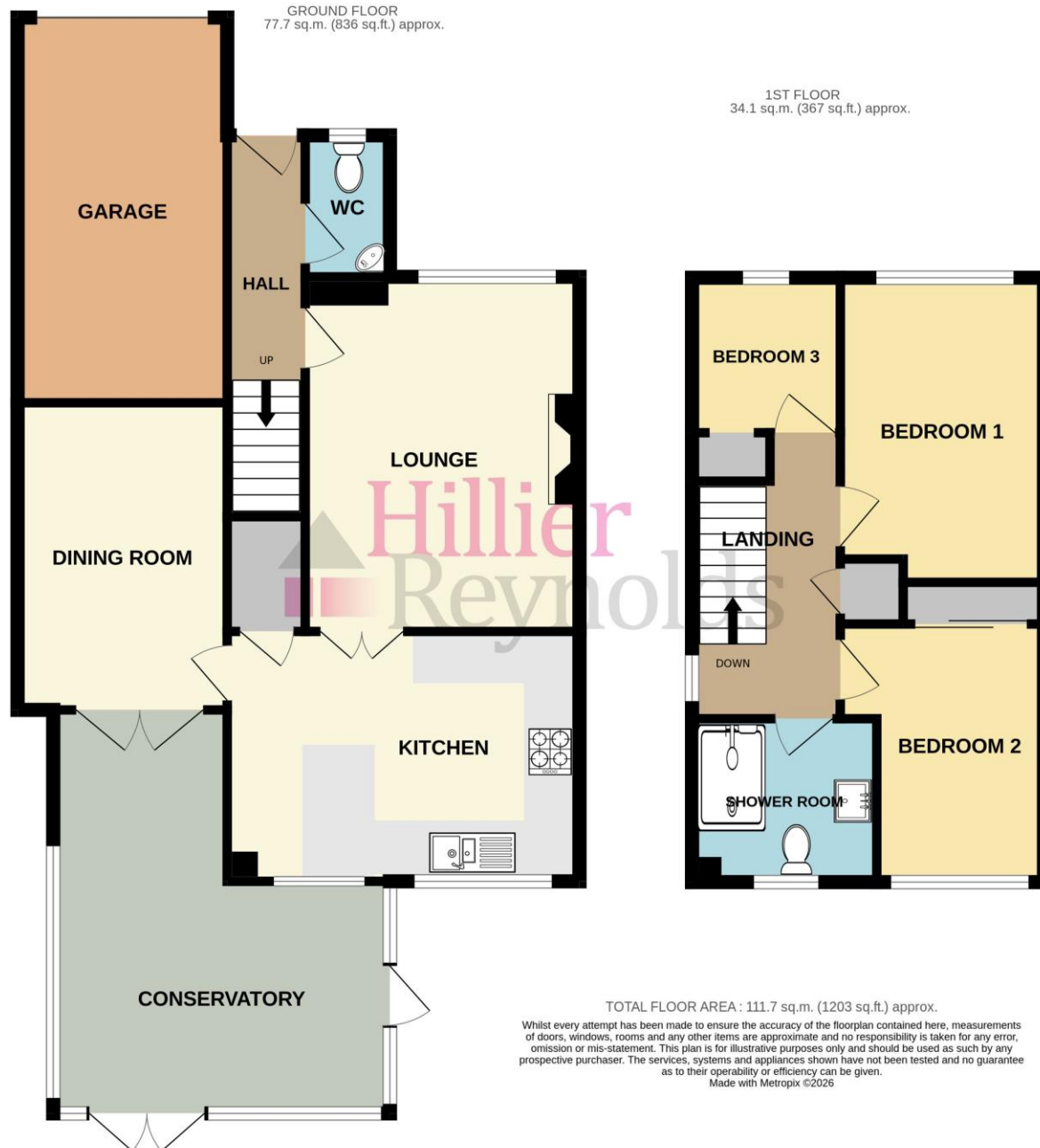
6'6" (1.98m) x 5'11" (1.80m)

Shower Room

Outside

Low maintenance landscaped tiered garden. Slate entertaining area. Steps up to paved seating area. Steps up to decked top tier. Storage side. Side access to front of property with driveway for multiple cars and garage.

Garage - 16'1" (4.90m) x 8'10" (2.69m)





Route to View

From our office in Borough Green proceed east along the Sevenoaks Road heading towards St. Mary's Platt. Turn left just before the petrol station into Griggs Way. The property can then be found 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

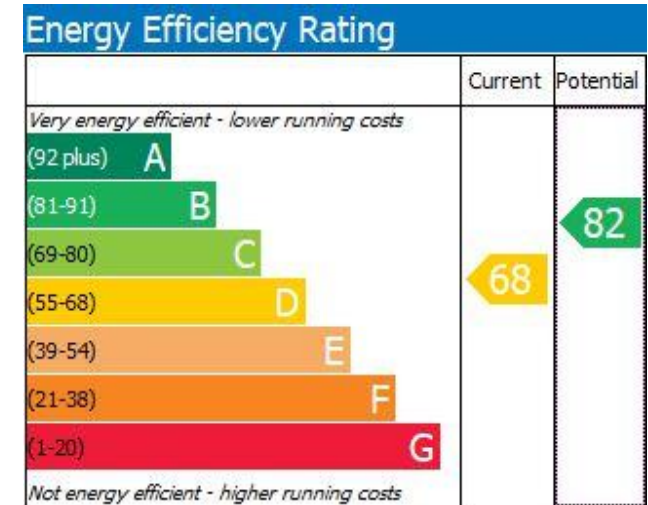
www.landregistry.gov.uk

<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:

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

