



4 ISLES QUARRY ROAD , BOROUGH GREEN , KENT , TN15 8FP

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 Hillier
Reynolds

£425,000

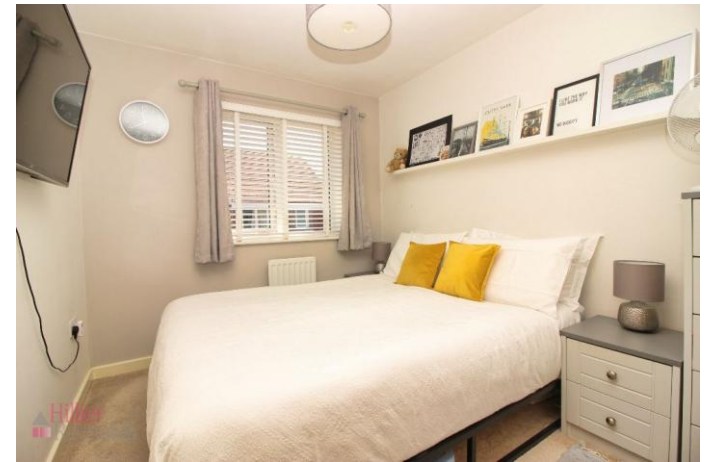
FREEHOLD

Beautifully presented three bedroom semi-detached house.

Popular development within walking distance of village centre and mainline station.

Fully enclosed westerly rear garden. Driveway with parking for two cars.





We are delighted to market this attractive and beautifully presented three bedroom semi-detached home that is located on the popular and sought after Hazelbourne Estate. The property was built by Crest Homes in 2015 and is within walking distance of the village centre and MLS with services to London Bridge, Charing Cross and Victoria.

This attractive family home has been well-maintained and looked after by the current owners. As you enter the property you will appreciate the spacious entrance hall. You will find the kitchen/diner on the left. This is a bright and sunny room with a bay window. There is plenty of space for a dining suite. The kitchen is modern and well-fitted with integrated fridge/freezer, oven and dishwasher and space for a washing machine. There are a good selection of cupboards and work top space. The lounge is at the rear of the property and is a spacious and well-proportioned room with French doors leading out to the fully enclosed rear garden. The garden is mainly laid to lawn with raised borders and a wooden storage shed. There is a paved patio area that is ideal for entertaining family and friends. A side gate that leads to the driveway where you will find two parking spaces. The current owners have had an EV charging point fitted. A cloakroom completes the downstairs living accommodation.

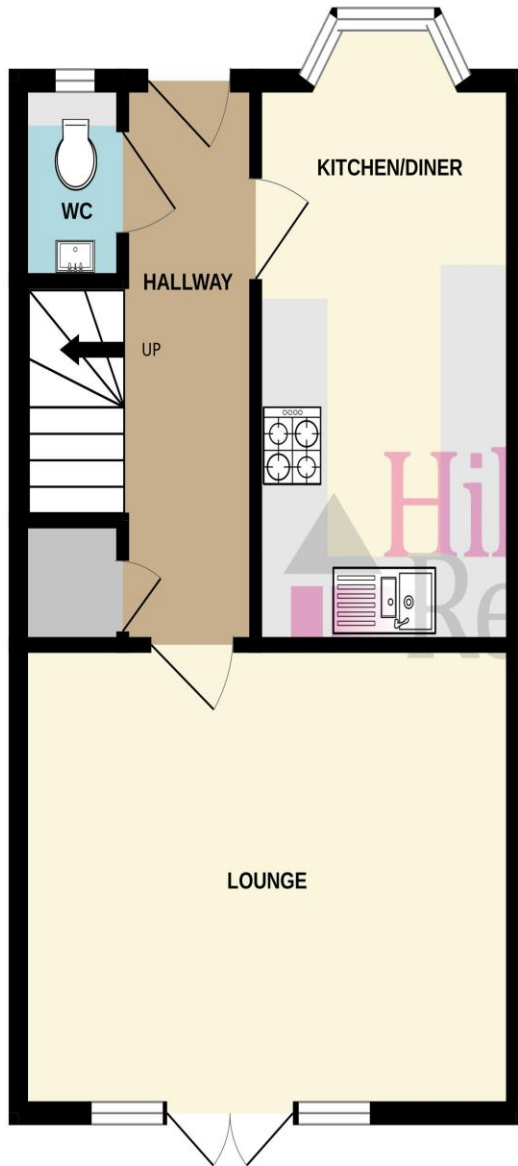
Upstairs, you will find the master bedroom at the rear of the property over-looking the garden. The current owners use this room as a guest room/home office. There is a large built-in wardrobe and an en-suite shower room. The second double bedroom is at the front of the property and also has a large built in wardrobe. The third bedroom is a good-sized single room. There is a large well-fitted family bathroom.

The home is situated on a popular road and is only a few minute's walk from the village centre with its selection of shops and cafes. The mainline railway station is also just a short walk away and has regular services to London Bridge, Charing Cross and Victoria. The popular Borough Green Primary school and Wrotham secondary school are also within walking distance. There are good transport links with the M20, M26 Motorways just a short drive away.

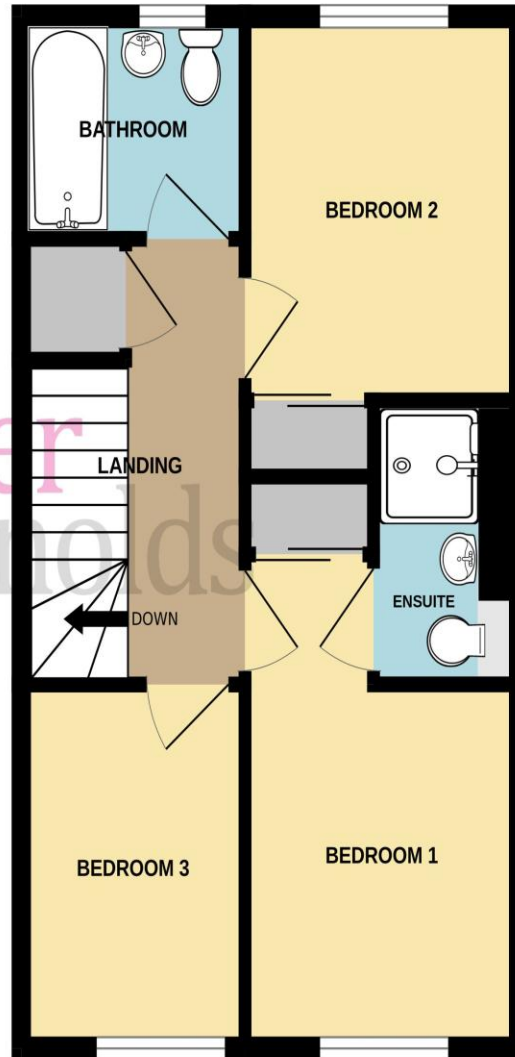
Viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
36.7 sq.m. (395 sq.ft.) approx.



1ST FLOOR
35.7 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA : 72.5 sq.m. (780 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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Hallway

W.C.

Kitchen/Diner

14'0" (4.27m) x 7'11" (2.41m)

Lounge

15'2" (4.62m) x 11'8" (3.56m)

First Floor Landing

Bedroom 1

8'10" (2.69m) x 8'2" (2.49m)

En-suite

Bedroom 2

9'5" (2.87m) x 8'2" (2.49m)

Bedroom 3

8'4" (2.54m) x 6'7" (2.01m)

Shower Room

Outside

Fully enclosed garden with patio area, lawn and raised beds. Garden shed. Side access to driveway with parking for two cars. EV charging point.



Route to View

From our office in Borough Green head West along the Sevenoaks Road towards Ightham. At the second roundabout take the first left onto Dark Hill Road. Take the next right into Hazelbourne Avenue. Take the second right into Isles Quarry Road and the home can be found on the right-hand side as denoted by our For Sale sign.

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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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

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