



65 FAIRFIELD ROAD, BOROUGH GREEN, KENT, TN15 8DL

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

 **Hillier**
Reynolds

GUIDE PRICE

£200,000 - £210,000

LEASEHOLD

Spacious and well-presented
two bedroom first floor flat.

Private Garden. Communal
parking area.

Walking distance to village
centre and MLS. NO
ONWARD CHAIN.





We are pleased to market this spacious and well-presented two bedroom first floor flat which is located in a popular road within easy walking distance of the village centre and M25 with services to London Bridge, Charing Cross and Victoria.

As you enter the property you will find the lounge on your right. This is a bright and sunny well-proportioned room which has a door providing access to the sun terrace. The kitchen/diner is well-fitted with a good selection of units and work top space. There is a small utility room next door to the kitchen.

Both of the bedrooms are double rooms. The master bedroom is at the front of the property and has a built in storage cupboard. The second bedroom is located at the rear of the property and also has a built in storage cupboard.

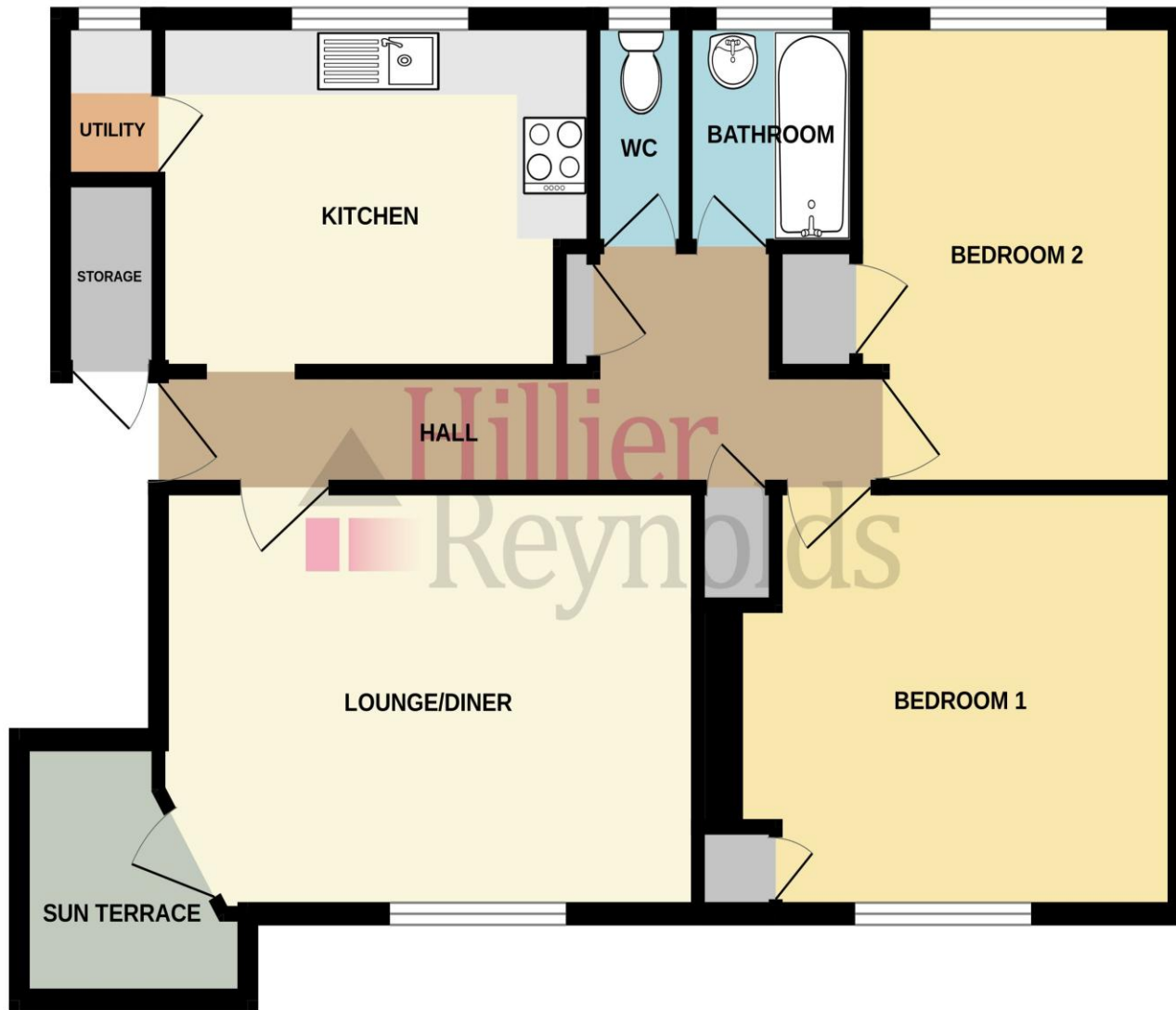
The Bathroom is modern with a white suite and the bath has a shower over. There is a separate WC.

Outside the property benefits from its own westerly facing garden which is mainly laid to lawn. There is a brick built shed that is ideal for storage.

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

Viewing is strictly by appointment only.

FIRST FLOOR
65.3 sq.m. (703 sq.ft.) approx.



ACCOMMODATION

Hall

Lounge/Diner

15'4" (4.67m) x 10'9" (3.28m)

Sun Terrace

Kitchen

12'6" (3.81m) x 8'10" (2.69m)

Bedroom 1

11'5" (3.48m) x 10'9" (3.28m)

Bedroom 2

11'10" (3.61m) x 9'2" (2.79m)

Bathroom

W.C.

Outside

Private westerly facing rear garden.
Brick built storage shed. Communal parking area.

TOTAL FLOOR AREA : 65.3 sq.m. (703 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 Borough Green office, proceed north along the High Street. At the end turn right into Wrotham Road and go past the train station. Take the next turning left into Fairfield Road. The property can be found on the left hand side just after the turning into Dene Lodge Close.

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		
(69-80) C	75	75
(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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