



27 WESTERN ROAD, BOROUGH GREEN, KENT, TN15 8AL

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 **Hillier**
Reynolds

£395,000

FREEHOLD

Beautifully presented three-bedroom end of terrace house.

Fully enclosed south facing rear garden.

Central village location within walking distance to MLS.





We are delighted to market this beautifully presented three bedroom end of terrace character property that is located in the heart of the village within easy walking distance of the mainline station with regular services to London Bridge, Charing Cross and Victoria.

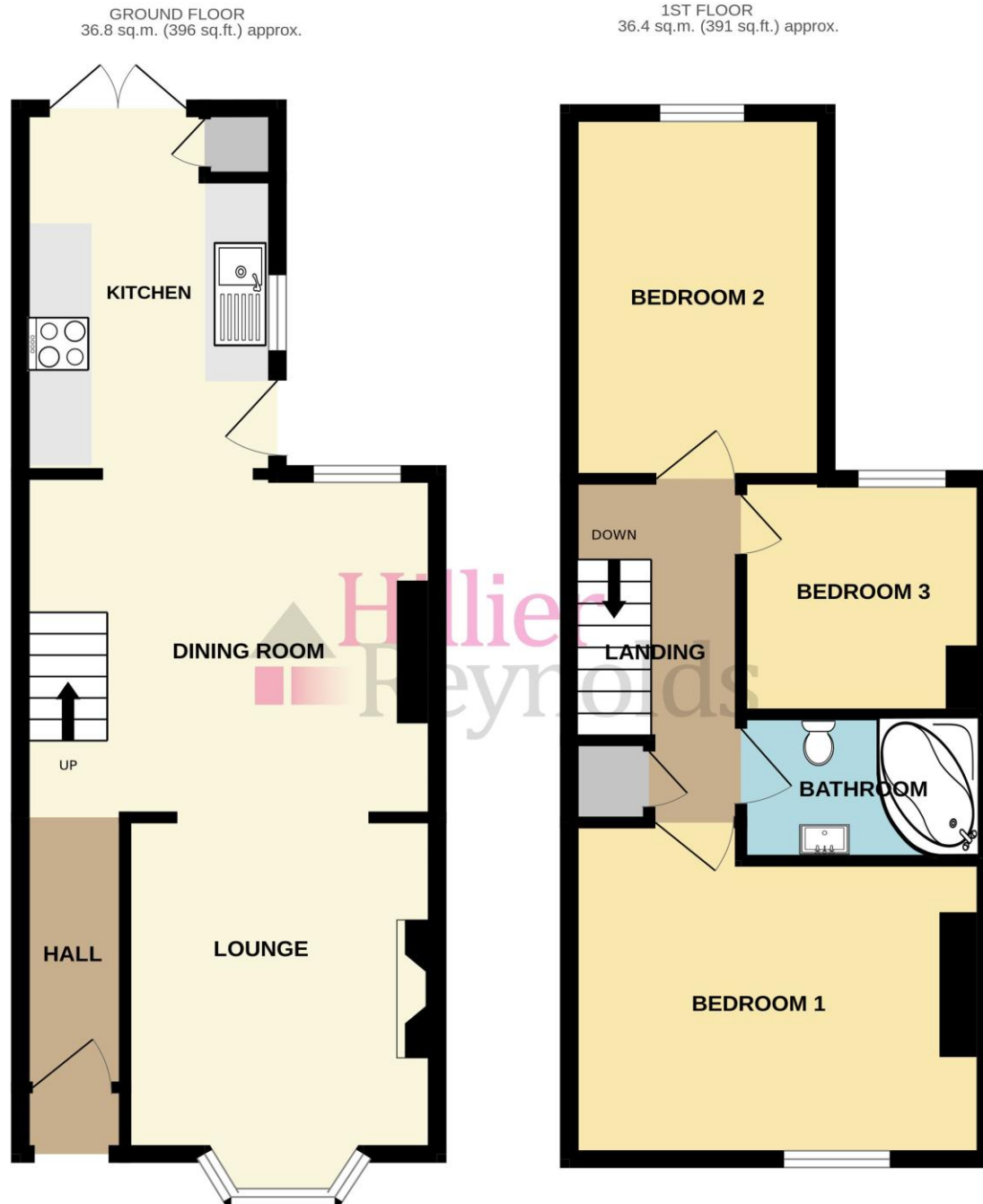
This charming home has been well-maintained by the current owners and is tastefully decorated throughout. The entrance hall leads into the open plan living accommodation which is spacious and bright. The lounge is located at the front of the property and has a large bay window and attractive fireplace as a central focal point of the room. The dining area is conveniently located next to the kitchen and has plenty of space for a table and chairs. The kitchen is stylish and well-fitted with a good selection of units and work top space. French doors open out beautifully to the south facing low-maintenance garden which has raised borders as well as a wooden storage shed. There are double gates providing access to the garden.

Upstairs the master bedroom is located at the front of the property and is a light and bright room with plenty of space for bedroom furniture. The second bedroom is located at the rear of the property over-looking the garden. The current owners use this room as a guest bedroom/home office. The third bedroom is a single room. The family bathroom is modern with attractive tiles and a white suite with corner bath and shower over.

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, Igham 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.

We are expecting a high level of interest in this charming home so viewing is highly recommended to avoid disappointment.

ACCOMMODATION



Hallway

Lounge

11'3" (3.43m) x 9'11" (3.02m)

Dining Room

13'3" (4.04m) x 11'5" (3.48m)

Kitchen

12'5" (3.78m) x 8'2" (2.49m)

First Floor Landing

Bedroom 1

13'6" (4.11m) x 9'11" (3.02m)

Bedroom 2

12'1" (3.68m) x 7'10" (2.39m)

Bedroom 3

7'10" (2.39m) x 7'9" (2.36m)

Bathroom

Outside

Fully enclosed low maintenance south facing garden. Raised borders and wooden storage shed. Double gates providing access for parking if required.

TOTAL FLOOR AREA: 73.2 sq.m. (788 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 north along the High Street heading towards the train station. At the end turn left into Western Road. The home can then be found on the left 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

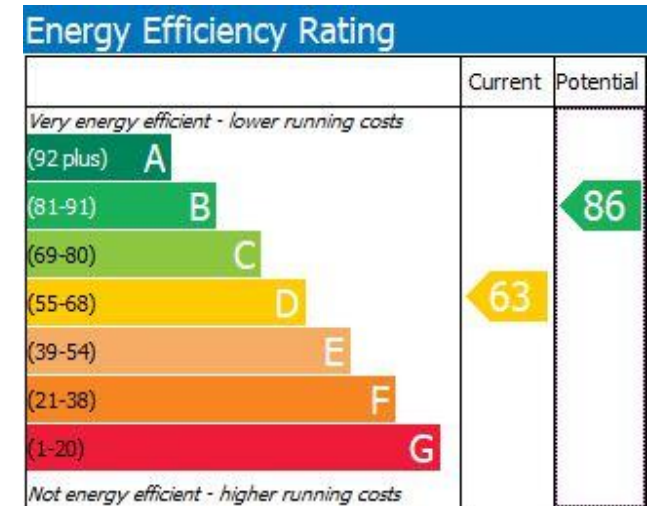
www.landregistry.gov.uk

<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:

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