



## 34 Fairfield Road

Borough Green, Sevenoaks, TN15 8DP Freehold

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Price Guide £450,000

**We are delighted to market this well presented three bedroom semi-detached family home that is located in a sought after road within walking distance of the mainline station and village centre.**

#### **Overview**

- Semi-Detached Family Home
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Cloakroom
- Shower/ Seprate Wc
- Large Garden
- Driveway & Parking
- Close To Local Shops And Schools
- Chain Free

#### **Property Description**

As soon as you enter the property you will appreciate how light and bright the entrance hall is. Off this you will find the lounge/diner on your right hand side. The modern kitchen/breakfast room has a large selection of cupboards and work top space as well as room for a dining table. This practical and stylish room has a dual aspect so is light and bright. There is also direct access out to the garden. A downstairs cloakroom completes the downstairs living accommodation.



Upstairs you will find three bedrooms as well as a separate shower room and WC. The main bedroom is located at the front of the property and has built in wardrobes as well as a dual aspect. The second bedroom is a good sized double room. At the rear of the property you will find a generous size third bedroom with built-in storage cupboard and overlooks the garden, A modern shower room and separate WC serves all the bedrooms.

The established and mature gardens are mainly laid to lawn with borders well stocked with flowers and shrubs. . There are two wooden sheds, for storage. Side access leads to the pretty front garden and driveway with parking for approx. 2/3 cars.

### Location

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 Arrangements

Strictly by prior appointment with Kings.

### Directions

From our Borough Green office: Head east on Western Road/A227, continue to follow A227, turn left onto Fairfield Road. Destination will be on your right. what3words location finder: [:///later.shares maker](https://www.what3words.com/location/:///later.shares maker)

### Property information

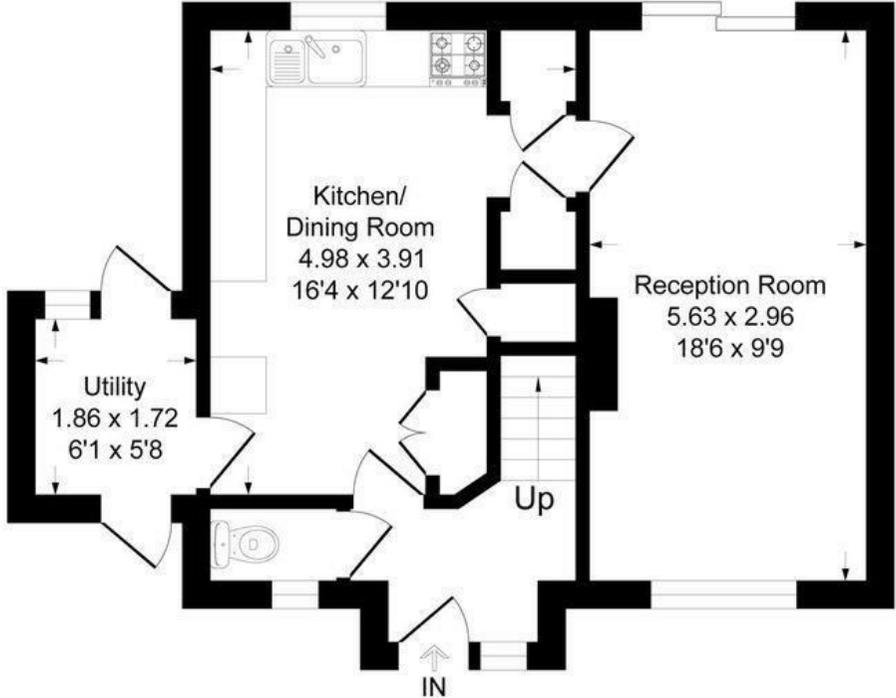
The property freehold. It is connected to mains gas, electricity, water and waste.



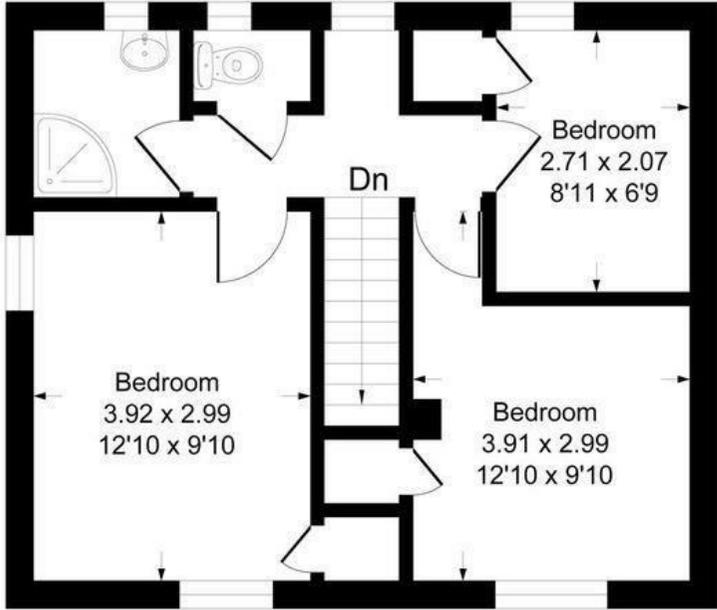
# Fairfield Road, TN15

Approximate Gross Internal Area  
86.3 sq m / 930 sq ft

Garden  
21.24 x 9.08  
69'8 x 29'9  
(Approx)



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

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