



40 SEVENOAKS ROAD, BOROUGH GREEN, KENT, TN15 8AY

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

 **Hillier**
Reynolds

£495,000

FREEHOLD

Beautifully presented four bedroom end of terrace cottage.

Central village location within easy reach of MLS.

Garage at rear and hard standing to the front.





We are excited to market this beautifully presented and spacious four bedroom end of terrace cottage which is located close to the village centre and MLS.

An entrance porch is ideal for storing coats and shoes and leads through to the hallway. The interior of the property is decorated throughout in tasteful neutral colours. You will find the lounge on your left which is a bright and well-proportioned room that has two windows with wooden shutters which allow for plenty of natural light. The kitchen /diner is at the rear of the property and has plenty of space for a dining suite. There are a good selection of kitchen units and work top space. The back door leads out to the garden and a covered patio area which is ideal for entertaining friends and family throughout the year. Steps lead up to the second patio area and lawn. There is access to the garage which is located at the rear of the property and accessed from Western Road.

On the first floor you will find three double bedrooms as well as a stunning family bathroom. Two of the bedrooms are located at the front of the property. Both are light and bright rooms which the current owners use as guest rooms/home offices. A further bedroom over-looks the garden. The bathroom is simply stunning, with beautiful tiles, a large walk in shower and separate bath.

On the second floor you will find the master suite. The large landing is an ideal dressing or study area depending on your requirements. The master bedroom is light and bright with built in wardrobes and there is a stylish and well-fitted shower room.

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, Ightham 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.

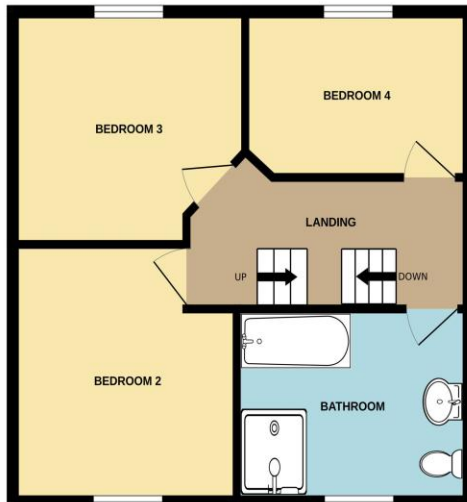
Viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
47.4 sq.m. (510 sq.ft.) approx.



1ST FLOOR
45.2 sq.m. (486 sq.ft.) approx.



2ND FLOOR
33.8 sq.m. (364 sq.ft.) approx.



TOTAL FLOOR AREA : 126.4 sq.m. (1360 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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Porch

Hallway

Lounge

22'4" (6.81m) x 10'4" (3.15m)

Kitchen/Diner

22'4" (6.81m) x 8'7" (2.62m)

First Floor Landing

Bedroom 2

11'5" (3.48m) x 11'0" (3.35m)

Bedroom 3

11'1" (3.38m) x 10'5" (3.18m)

Bedroom 4

10'11" (3.33m) x 7'4" (2.24m)

Bathroom

10'11" (3.33m) x 8'7" (2.62m)

Second Floor Landing/Study

11'5" (3.48m) x 9'8" (2.95m)

Bedroom 1

18'3" (5.56m) x 10'8" (3.25m)

Shower Room

Outside

Block paved hard standing area with side access to rear garden which is set on two levels. Covered patio area and steps up to further patio, lawn and flower borders. Access to the garage which can be accessed off Western Road with electric up and over door.

Garage - 21'4" (6.50m) max x 10'2" (3.10m)



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

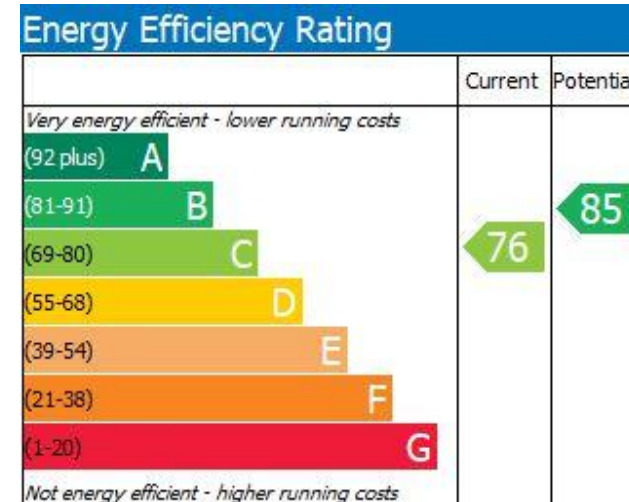
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From our office in Borough Green proceed west along the Sevenoaks Road for a few hundred yards and the home can be found on the right hand side as demoted by our For Sale sign.

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

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.

