



102 SEVENOAKS ROAD, BOROUGH GREEN, KENT , TN15 8AP

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 **Hillier**
Reynolds

£525,000

FREEHOLD

Well-presented three
bedroom detached
bungalow.

Driveway with parking for
several cars. Detached
garage for storage.

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



**The Property
Ombudsman**



We are pleased to market this well-presented three bedroom detached bungalow that is located within walking distance of the village centre with its selection of shops and cafes as well as a mainline station with services to London Bridge, Charing Cross and Victoria.

As you enter the property you will appreciate how light and bright the entrance hall is. You will find two spacious double bedrooms located at the front of the property. Both have large bay windows which allow for plenty of natural light. The third bedroom is a double room that could be used as a study if required.

The kitchen/diner is an open-plan sociable and practical space which is ideal for entertaining. The kitchen is well-fitted with a good selection of units and work top space. There is a back door which leads out to the side of the property where there is access to the front of the property where you will find a block paved driveway with parking for approx. 3/4 cars. The fully enclosed rear garden is mainly laid to lawn and has borders stocked with mature shrubs as well as a wooden storage shed. There is a detached garage which is ideal for storage. The garage is not accessible for cars.

The lounge is located at the rear of the property and is a well-proportioned generous room which has french doors leading out to the garden.

The bathroom completes the accommodation and has a bath with 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, 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.

This property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION



Hallway

Lounge

15'6" (4.72m) x 11'8" (3.56m)

Dining Room

10'11" (3.33m) x 7'0" (2.13m)

Kitchen

12'1" (3.68m) x 9'0" (2.74m)

Bedroom 1

12'11" (3.94m) x 10'4" (3.15m)

Bedroom 2

10'11" (3.33m) x 10'11" (3.33m)

Bedroom 3

10'7" (3.23m) x 7'10" (2.39m)

Outside

Fully enclosed rear garden mainly laid to lawn with borders stocked with mature plants and shrubs. Paved patio area. Wooden storage shed. Side access to front of property with block paved driveway with parking for several cars.

Garage

TOTAL FLOOR AREA : 81.4 sq.m. (876 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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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

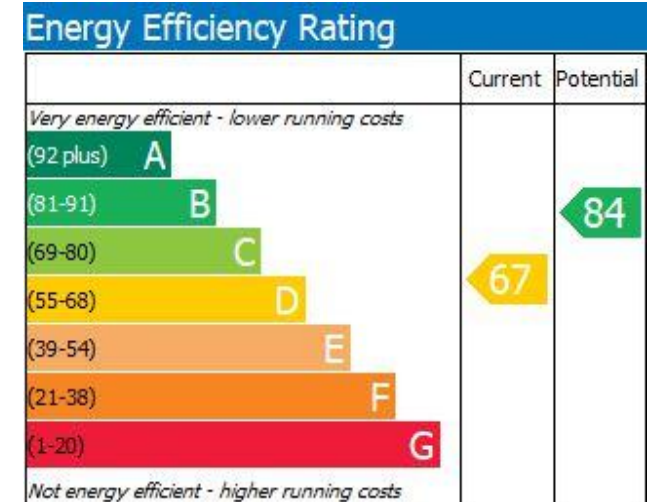
www.landregistry.gov.uk

<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 heading towards Ightham. Proceed straight over the mini roundabout and the home can be found on the right-hand side.

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.

