



19 GRIGGS WAY, BOROUGH GREEN, KENT, TN15 8HW

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 **Hillier**
Reynolds

GUIDE PRICE

£700,000 - £750,000

FREEHOLD

A stunning 4 bedroom detached family home set at the very end of a popular cul de sac.

3 reception rooms including a large, stunning Conservatory at the rear of the home.

Outbuildings including Home Office and 23ft long workshop with vehicular access.





Nestled at the end of this popular cul de sac is this fantastic and well-presented 4 bedroom detached family house. The size of the home, gardens and outbuildings will certainly allow you to stay for decades to come as the children grow.

The current owners have made many improvements and updates since ownership 6 years ago including re-decoration, new windows installed, boiler service in January 23 and new bathroom to name a few. A spacious entrance Hallway greets your arrival offering space to hang coats and hats. The W.C. is found off of the Hallway, a must have if to be a busy family home. There is separate Dining Room although the current owners have converted it into a bedroom for their older son. The Lounge is a bright and airy room having a large box bay window to the front and French doors that lead onto the Conservatory. The owners have installed a log burner giving a nice focal point to what is a large room. The Kitchen is modern and has plenty of cupboards and work top space. The adjoining Utility room is nearly equal in size and has plenty of natural light with the clever addition of 2 skylight windows. The Conservatory is an impressive 21ft or 6 meters wide spanning the rear of the home. This will make an ideal room if you enjoy entertaining.

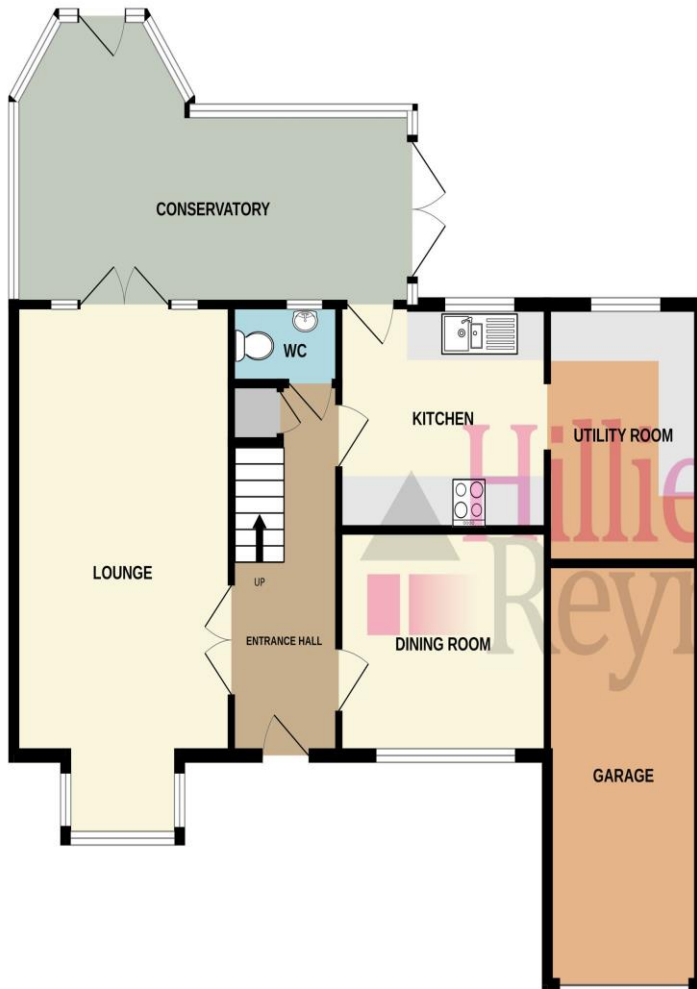
Upstairs are 4 good sized bedrooms. The Master bedroom is a great sized double room that has plenty of built-in wardrobe space along with a well-presented En-suite shower room. The 2nd bedroom is also a double room and the 3rd and 4th are also good sized rooms and all 3 have built-in storage. The Family Bathroom is fresh and modern having a white suite.

Outside is just as impressive as inside. A private and secluded patio at the rear is accessed from the Conservatory. To the side of the home is a further patio and lawn area with path leading to the home office that has its own power and lighting. Beyond that is further lawn and hard standing leading down to a workshop that also has its own power and lighting. To the front of the home is a gravel driveway with space for multiple vehicles parking as well as a garage.

The home is found at the end of a quiet cul de sac and the location is incredibly convenient for access to everything in the village which is all less than a 1/3 mile away. For commuters, the train station is a short stroll of around 10 minutes away and has regular services into London Victoria and now Charing Cross. The morning school run to the popular Borough Green Primary will be easy as no need to take the car. The High Street has everything you could want for your day to day needs but for more comprehensive facilities Sevenoaks is only 7 miles away. The countryside is not far from the village if you want to get out and about and if you need open spaces to let the children burn off some energy there are a number of parks all within a short walk away.

ACCOMMODATION

GROUND FLOOR



1ST FLOOR



Entrance Hallway

Cloakroom

Lounge

18'4" (5.59m) x 11'10" (3.61m)

Dining Room

11'4" (3.45m) x 9'2" (2.79m)

Kitchen

11'4" (3.45m) x 8'9" (2.67m)

Utility Room

10'6" (3.20m) x 8'3" (2.51m)

Conservatory

21'8" (6.60m) x 11'9" (3.58m) reducing to 7'11" (2.41m)

First Floor Landing

Master Bedroom

11'6" (3.51m) x 10'0" (3.05m)

En-suite

Bedroom 2

11'11" (3.63m) x 9'1" (2.77m)

Bedroom 3

8'10" (2.69m) x 6'10" (2.08m)

Bedroom 4

6'10" (2.08m) x 6'4" (1.93m) max measurement

Family Bathroom

Outside

Garage - 17'2" (5.23m) x 8'11" (2.72m)

Shingled driveway to front for 5 + cars. Double gates to rear and side gate to rear.

Rear garden comprising of different sections. Rear patio with pergola over. Further hard standing and lawn areas leading to:

Office/Studio - 10'11" (3.33m) x 10'10" (3.30m)

Workshop - 23'8" (7.21m) x 11'4" (3.45m)

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)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Route to View

From our office in Borough Green proceed east along the Sevenoaks Road heading towards St. Mary's Platt. Turn left just before the petrol station into Griggs Way. The property can then be found at the very end of the cul de sac on the right hand side.

For more information or to arrange an appointment to view, please contact us on:

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