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 **Hillier**  
Reynolds



## GUIDE PRICE

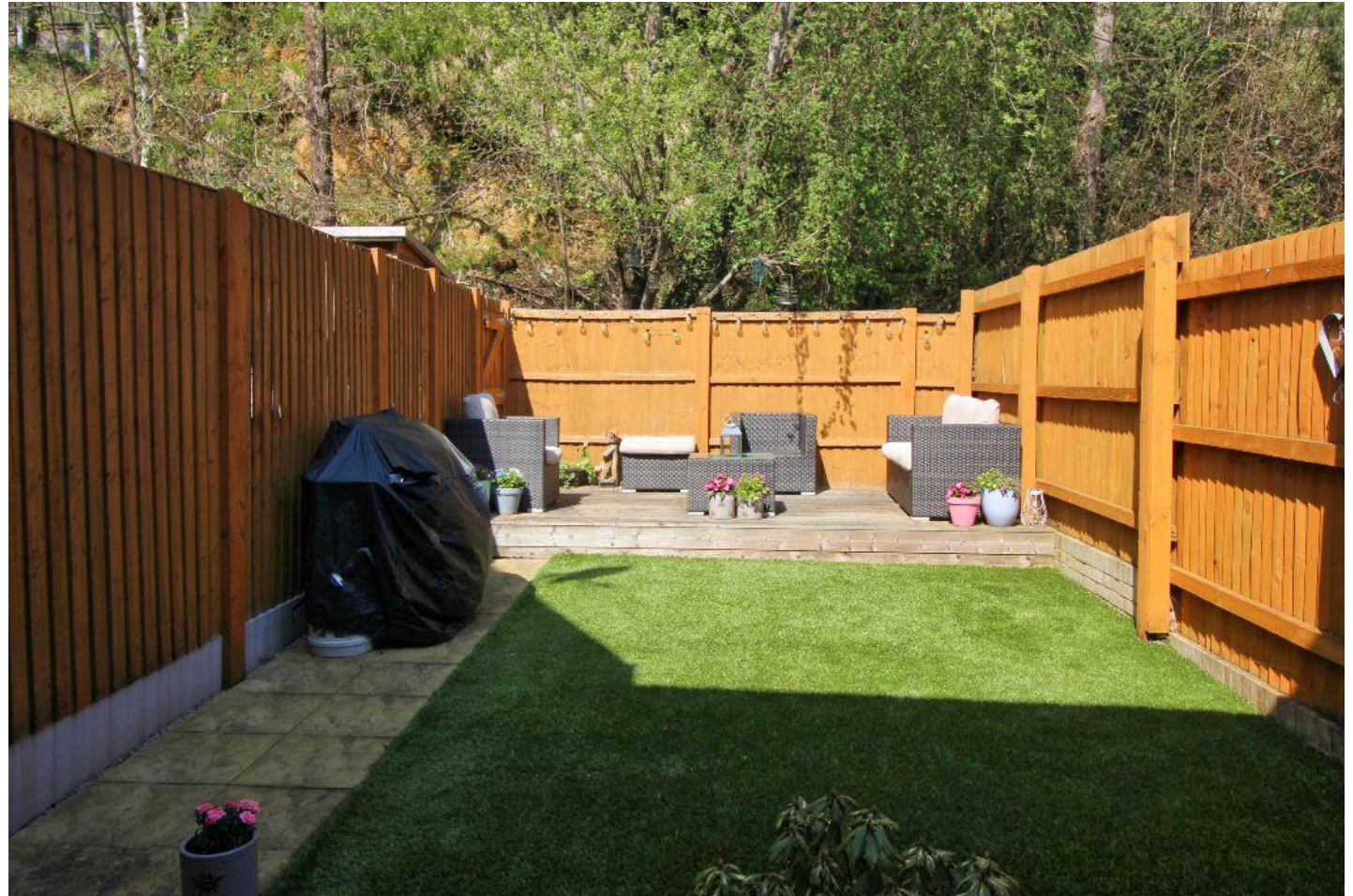
£350,000 - £375,000

## FREEHOLD

Beautifully presented two bedroom terraced house.

Low maintenance fully enclosed rear garden with decked entertaining area.

Two parking spaces.







We are excited to market this beautifully presented and spacious two bedroom terrace home which is located on the very popular and sought after Hazelbourne estate. Available for the first time since new in 2015 this charming property has a private and fully enclosed rear garden as well as two parking spaces, one of which is under cover in the car port.

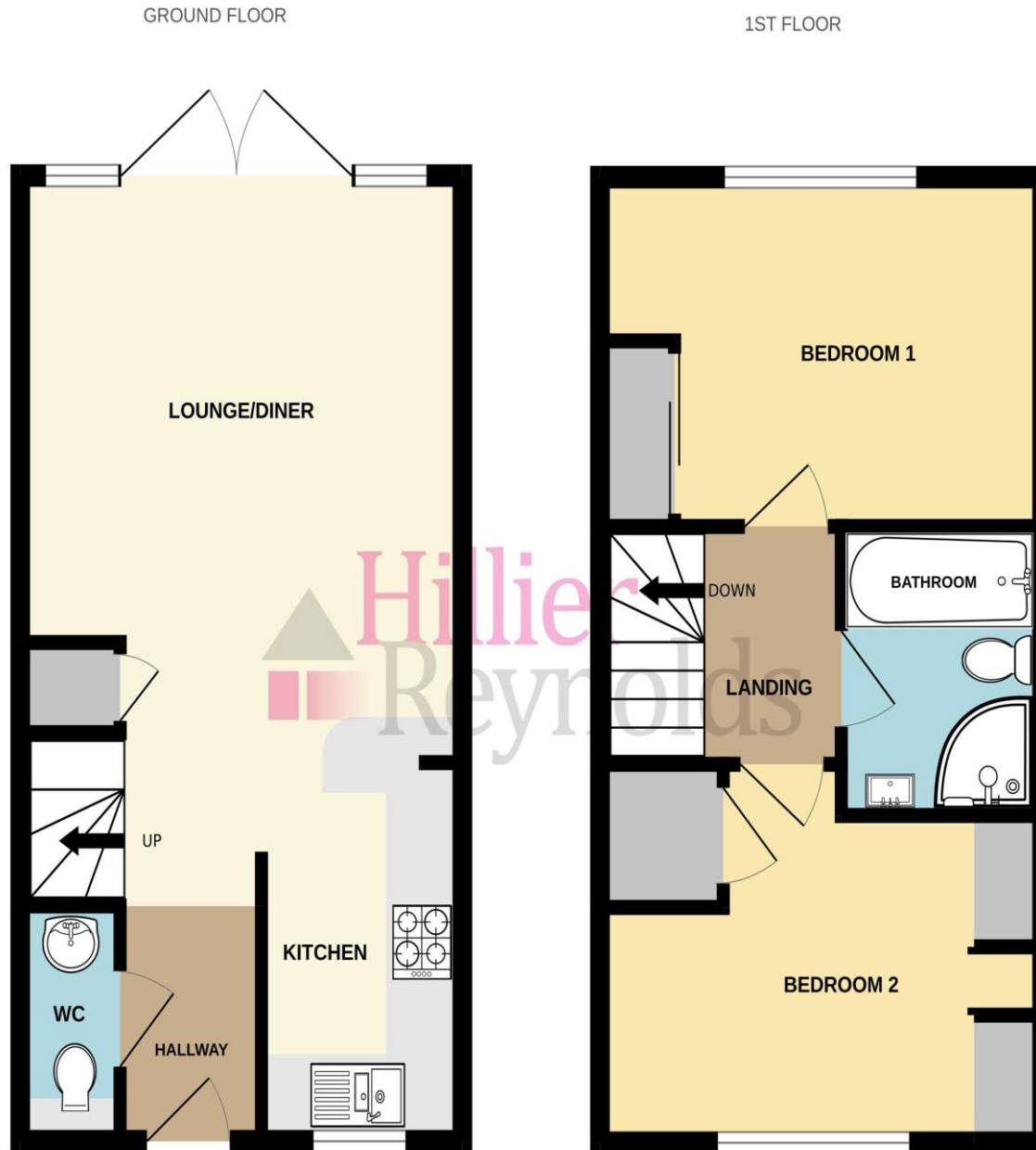
As you enter the property you will appreciate the modern and neutral decor and light and bright open plan living space. The Kitchen is well-fitted and stylish with a good selection of cupboards and work top space as well as a useful breakfast bar. Laminate flooring throughout the ground floor gives a contemporary and stylish finish. The Lounge and Dining area is well-proportioned and bright with plenty of room for a dining table making this a very sociable living space. French doors lead out to the private and fully enclosed low maintenance landscaped rear garden. At the end of the garden is a sunny decked entertaining area. A Cloakroom completes the downstairs living accommodation.

Upstairs the generous Master Bedroom is located at the rear of the property and has a fitted wardrobe and stylish fitted units offering a good amount of storage. The second Bedroom is a good sized double room which the current owner uses as a guest / dressing room. The Bathroom is spacious and well fitted with a large shower cubicle as well as a bath.

The home is situated on a popular road and backs onto trees and greenery; it is only a few minutes' walk from the village centre with its selection of shops and cafes. The mainline railway station is also just a short walk away and has regular services to London Bridge, Charing Cross and Victoria. The popular Borough Green Primary school and Wrotham secondary school are also within walking distance. There are good transport links with the M20, M26 Motorways just a short drive away.

We are expecting a high level of interest in this property and early viewing is highly recommended to avoid disappointment.

# ACCOMMODATION



## Entrance Hallway

## Cloakroom

## Lounge/Diner

15'4" (4.67m) x 13'3" (4.04m)

## Kitchen

9'10" (3.00m) x 6'0" (1.83m)

## First Floor Landing

## Bedroom 1

12'11" (3.94m) x 9'2" (2.79m)

## Bedroom 2

13'2" (4.01m) x 8'6" (2.59m)

## Bathroom

## Outside

Low maintenance fully enclosed rear garden with synthetic grass. Decked entertaining area as well as paved patio area. Wooden storage sheds. Front garden and two parking spaces one of which is under cover in the car port.



## Route to View

From our office in Borough Green proceed west towards Sevenoaks along the Borough Green Road. Go straight over the first mini roundabout and at the second roundabout take the first left onto Dark Hill Road. Take the next right into Hazelbourne Avenue and the property can be found on the left hand side as denoted by our For Sale Board.

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](http://www.environment-agency.gov.uk)

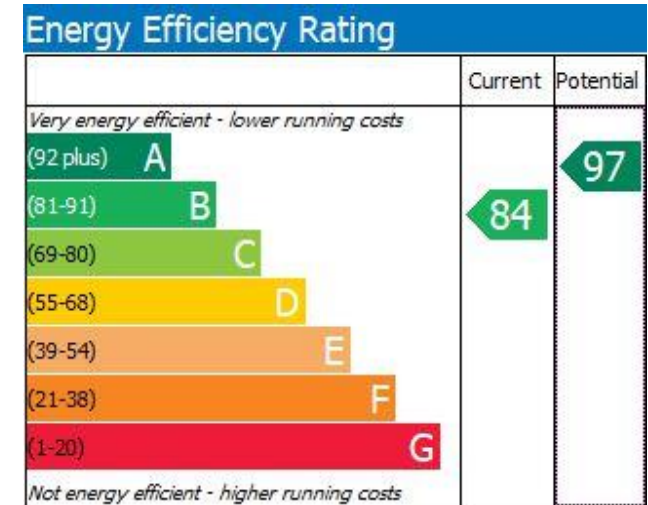
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



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

**01732 884422**

**[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)**

**[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)**



