



8 THE CRESCENT, BOROUGH GREEN, KENT, TN15 8EE

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

 **Hillier**
Reynolds

£499,995

FREEHOLD

Beautifully presented extended three bedroom semi-detached family home.

Stunning kitchen/diner leading out to south facing rear garden.

Detached garage and driveway with parking for approx. 6 cars.





We are excited to bring to the market this beautifully presented extended three bedroom semi-detached family home. Located in a popular road within easy walking distance of the village centre, mainline station and Primary school this property has a generous south facing rear garden as well as a driveway with parking for multiple vehicles.

This home has been designed to offer modern and stylish living and entertaining space. The kitchen/diner is simply stunning with large bi-fold doors which connect the property beautifully with the south facing garden. The kitchen units are stylish and high quality and there is a large central Island which has a sink and integrated dishwasher and microwave. Under floor heating has been incorporated into the extension and there is plenty of space for a dining suite or sofas. There is a large utility room as well as a useful cloakroom. The lounge is a well-proportioned and bright reception room and offers a separate area to sit and relax in the evening. A private study completes the downstairs living accommodation and will suit anyone needing a home office or playroom.

Upstairs you will find three spacious bedrooms which are all decorated in calm and neutral colours. Each room has built in cupboards offering plenty of storage. The two double bedrooms both have double aspect windows so are incredibly light and bright. The third bedroom is a good sized single room which is currently used as a dressing room.

The family shower room is beautifully designed and fitted with a large walk in shower unit and stylish fittings.

Outside the home is as immaculate as inside with generous south facing rear garden with a manicured lawn and large patio area. The detached garage is ideal for storage or could be transformed into a gym or workshop. There is side access to the front of the property which has a large front garden as well as a block paved driveway with parking for approx. 6 cars.

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.

We are expecting a lot of interest in this stunning property so we would recommend booking a viewing as soon possible to avoid disappointment.

ACCOMMODATION

Entrance Hallway

Lounge

13'10" (4.22m) x 12'6" (3.81m)

Kitchen/Diner

22'4" (6.81m) x 22'1" (6.73m) maximum measurement

Utility Room

8'11" (2.72m) x 3'5" (1.04m)

Study

12'0" (3.66m) x 6'0" (1.83m)

Cloakroom

First Floor Landing

Bedroom 1

12'9" (3.89m) maximum measurement x 10'10" (3.30m)

Bedroom 2

13'8" (4.17m) x 9'10" (3.00m)

Bedroom 3

9'11" (3.02m) x 6'6" (1.98m)

Shower Room

Outside

South facing fully enclosed rear garden mainly laid to lawn. Large patio area. Side access to front garden and block paved driveway with parking for approx. six cars

Detached Garage



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.
Made with Metropix ©2023



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

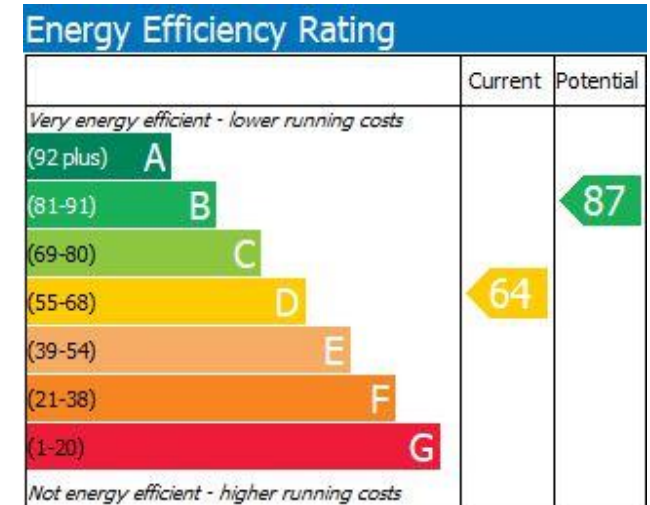
www.landregistry.gov.uk

<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 Green head north along the High Street. At the end turn right into the Wrotham Road going past the train station. Turn right into The Avenue and then 1st left into The Crescent. 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.

