



27 MCDERMOTT ROAD, BOROUGH GREEN, KENT, TN15 8SA

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 **Hillier**
Reynolds

£635,000

FREEHOLD

Beautifully presented four-bedroom detached family home.

Master bedroom with en suite shower room.

Located in sought after cul de sac within walking distance of village centre and MLS.





We are delighted to market this beautifully presented four-bedroom detached family home that is available for the first time in over 40 years. This home has been well-maintained and is decorated in calm neutral colours throughout. Located in a sought after and quiet cul de sac within walking distance of the village centre and mainline station this property has a pretty mature south facing rear garden as well as a garage and driveway.

As soon as you enter the property you will appreciate how light and bright this home is. Double doors lead through to the well-proportioned Lounge which has an attractive fireplace as a central focal point of the room. French doors lead out to a sunny patio area. The Kitchen is located at the front of the property and has a good selection of cupboards and work top space. The Dining room is used by the current owners as a comfortable seating area. There is beautiful and spacious Conservatory which overlooks the garden. This room is currently used as a Dining room and is a fantastic addition to the property. Outside you will find a sunny and mature private garden that benefits from two separate patio areas. The garden is mainly laid to lawn and has flowers beds packed full of shrubs and flowers. There is side access at both sides of the property to the front garden, garage and driveway. In our opinion this is a very attractive property with that all important kerb appeal.

A cloakroom completes the downstairs accommodation.

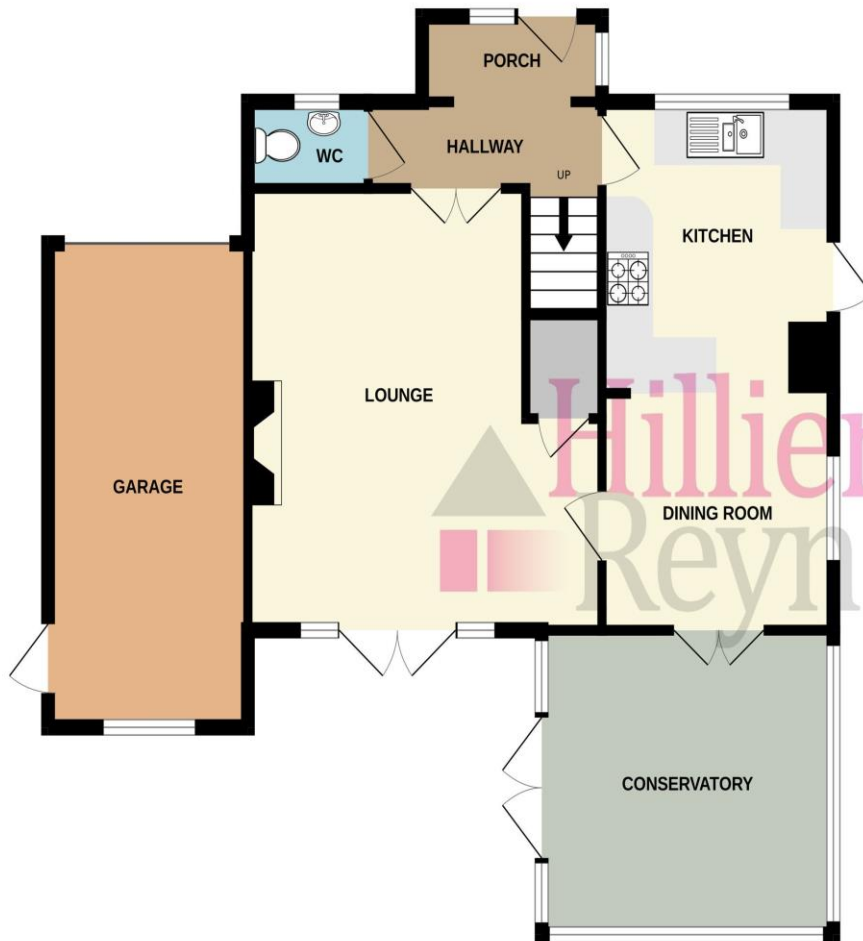
Upstairs you will find four equally well-presented Bedrooms. The Master Bedroom is located at the front of the property and has a good selection of fitted wardrobes as well as en suite Shower room. Bedroom two is a light and bright double room. Both the third and fourth Bedrooms are at the rear of the property and overlook the garden. With a south facing aspect they are both bright and sunny rooms. The family Bathroom is modern and well fitted with a bath and 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, 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 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.

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

ACCOMMODATION

GROUND FLOOR



1ST FLOOR



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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Entrance Porch

Hallway

Cloakroom

Lounge

16'0" (4.88m) x 15'2" (4.62m) reducing to 11'11" (3.63m)

Dining Room

9'11" (3.02m) x 8'7" (2.62m)

Conservatory

12'6" (3.81m) x 11'0" (3.35m)

Kitchen

10'7" (3.23m) x 9'11" (3.02m)

First Floor Landing

Master Bedroom

11'3" (3.43m) x 12'0" (3.66m)

En-suite

Bedroom 2

10'8" (3.25m) x 10'2" (3.10m)

Bedroom 3

8'11" (2.72m) x 7'9" (2.36m)

Bedroom 4

8'2" (2.49m) x 6'10" (2.08m)

Bathroom

8'10" (2.69m) x 4'3" (1.30m)

Outside

Mature south facing rear garden. Lawn area with flower borders . Two patio areas and side access both sides. Pretty front garden with driveway for one car.

Garage - 17'6" (5.33m) x 8'7" (2.62m)



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

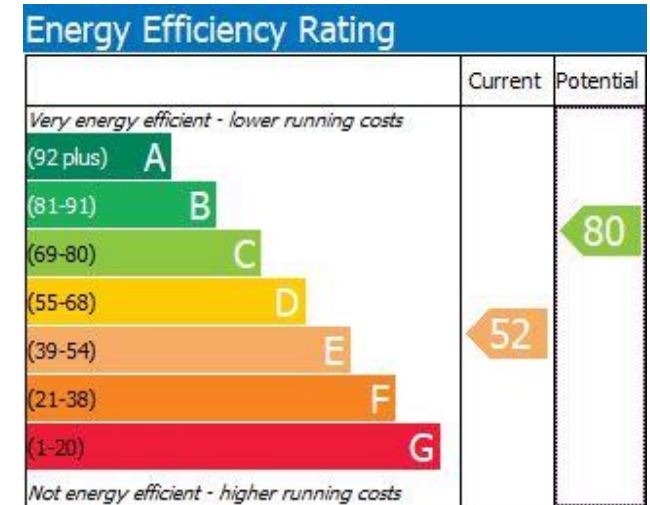
www.landregistry.gov.uk

<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 south along Quarry Hill Road. Take the second left into Harrison Road then next left into McDermott Road. Keep left and the home can be found at the very end of the cul de sac.

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.

