



19 CROWHURST ROAD, BOROUGH GREEN, KENT, TN15 8SH

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 **Hillier**
Reynolds

£488,000

FREEHOLD

A well-presented 4 bedroom semi-detached, Gough Cooper built, family home.

Loft conversion offering a large Master bedroom with potential for an en-suite to be created.

Incredibly popular location offering a short walk from Borough Green High Street.





This loft-converted 4 bedroom semi-detached house has been a much loved family home for over 3 decades.

An original feature of Gough Cooper homes was to have beautiful parquet flooring on the ground floor which is still in this home. The Lounge is a large and bright room with a feature fireplace as a focal point and handmade shutters to the front window. The Dining Room can easily hold a sizeable dining suite and has a lovely view out of the sliding patio doors onto the garden. The Kitchen was re-modelled only 2 years ago and has stunning, quartz work tops and plenty of storage cupboards.

Upstairs has the loft conversion which was completed over 30 years ago. This allows the home to have 3 great sized double bedrooms and a reasonable single which is currently used as a study. The loft room is very big with wonderful views and has the potential for a portion of the room to be converted into an en-suite. The family Bathroom on the first floor has been made into one room from its original configuration so has a bath and a separate shower cubicle all in a white suite.

Outside will not disappoint if to be a family home. There is a lawn area for playing on and for dining al-fresco or entertaining you have the choice of the lower or upper patios. A personal door takes you through to the longer than usual Garage, perfect for tinkering, DIYing or just as storage. It also has the potential for converting into living accommodation (subject to the usual permissions) as so many others have done in the area.

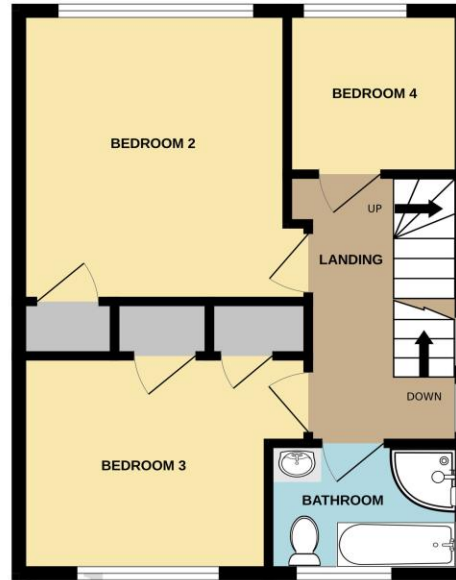
The area that this home sits in just increases the demand by being so peaceful and quiet and yet convenient for everything. If you commute to London then using the little cut through in McDermott Road will make your walking time to the station around 10 minutes. Battling the traffic and high parking charges will be a thing of the past. The same is said if doing the school run and you are lucky enough to have your children attend the popular Borough Green Primary school. Getting to the shops in the High Street for your day to day shopping is just as easy also. Once the hustle and bustle of the week is finished you can enjoy a cycle, run or walk in some of the stunning countryside that surrounds the village.

So if wanting that next step up the ladder to a larger family home that you could stay in for years, come along and take a look. Do be quick though as demand is likely to be high.

ACCOMMODATION

GROUND FLOOR

1ST FLOOR



2ND FLOOR



Entrance Hallway

Lounge

13'3" (4.04m) x 12'3" (3.73m)

Dining Room

10'2" (3.10m) x 9'10" (3.00m)

Kitchen

11'5" (3.48m) x 8'0" (2.44m)

First Floor Landing

Bedroom 2

12'0" (3.66m) x 11'0" (3.35m)

Bedroom 3

11'9" (3.58m) x 9'1" (2.77m)

Bedroom 4

7'6" (2.29m) x 6'10" (2.08m)

Bathroom

Second Floor Landing

Master Bedroom

15'7" (4.75m) x 13'5" (4.09m) maximum measurements L-Shape

Outside

Front garden comprising of lawn area and driveway for 2 cars leading to:-

Garage - 20'8" (6.30m) x 7'8" (2.34m)

Rear garden comprising of patio area, lawn area with flowers and shrubs. Further top patio with Summer House to remain. Personal door to 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.
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Route to View

From our office in Borough Green proceed south along Quarry Hill Road. Take the second left into Harrison Road then first right into Crowhurst Road. The home can be found on the left hand side.

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

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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

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