



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

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 **Hillier**
Reynolds

£550,000

FREEHOLD

Beautifully presented and extended four bedroom semi-detached family home.

Tiered easterly facing fully enclosed garden.

Garage and driveway with parking for approx. 4 cars.

Walking distance to MLS and village centre.





We are pleased to market this beautifully presented extended four bedroom semi-detached family home. Located in a quiet cul de sac this property is within walking distance of the village centre, popular primary school and mainline station.

The property enjoys an elevated position so you will notice how light and bright the rooms are. The entrance hall has a cloakroom and steps leading up to the study which is tucked away and perfect for anyone looking to work from home. The lounge is a well-proportioned and spacious room with laminate flooring which leads through to the stunning extended kitchen/diner/family room. The addition of this extension has transformed this living space into a modern and stylish sociable area that will appeal to families and couples alike. The kitchen is well-fitted with a good selection of cupboards and work top space. There is a beautifully designed breakfast bar and a large storage cupboard.

The dining area and family room is flooded with natural light due to the addition of a roof lantern. This generous addition offers flexible living space to utilise as required. French doors lead out to the garden and patio area. The garden has been landscaped and tiered and now provides different areas. On the first tier is a flat lawn area. Wooden steps lead up to a charming and private seating area. There is a sloped lawn that has flower borders full of mature plants and shrubs and at the rear of the garden is a further seating area and greenhouse. There is side access to the front of the property which has a garage and driveway with parking for approx.4 cars. There is a pretty front garden which adds to the overall kerb appeal of this attractive property.

Upstairs you will find the neutral and tasteful decor continues and there are three double bedrooms as well as a single room. The family bathroom is modern and well fitted with a shower over the bath.

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 stunning 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 Hallway

Lounge

14'11" (4.55m) x 11'3" (3.43m)

Dining Room

12'9" (3.89m) x 8'9" (2.67m)

Family Room

19'3" (5.87m) x 8'10" (2.69m)

Study

9'2" (2.79m) x 8'7" (2.62m)

Cloakroom

Kitchen

13'9" (4.19m) x 10'1" (3.07m)

First Floor Landing

Bedroom 1

12'10" (3.91m) x 8'9" (2.67m)

Bedroom 2

10'9" (3.28m) x 8'5" (2.57m)

Bedroom 3

10'5" (3.18m) x 8'5" (2.57m)

Bedroom 4

6'7" (2.01m) x 5'11" (1.80m)

Bathroom

Outside

Tiered easterly facing landscaped rear garden. Paved patio area. Flat lawned area. Steps leading to seating area. Sloped lawn with flower borders filled with mature flowers and shrubs. Greenhouse. Side access to front garden, garage and driveway with parking for approx.4 cars.



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 on the right 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

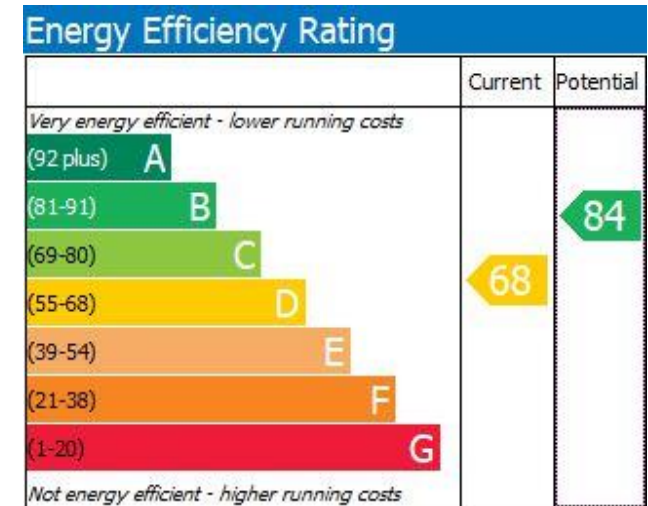
www.landregistry.gov.uk

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

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



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

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