



27 CROW HILL, BOROUGH GREEN, KENT, TN15 8HR

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

 **Hillier**
Reynolds

£495,000

FREEHOLD

Beautifully presented three bedroom semi-detached family home.

Large well-established garden with large patio and summer house.

Sought after location within walking distance of village centre and MLS.





We are delighted to market this beautifully presented three-bedroom family home. Located in a sought-after road within easy walking distance of the village centre and mainline station with services to London and Ashford. This property is available to the market for the first time in 40 years and has been well looked after and maintained to a high standard by the current owners.

As you enter the property you will appreciate the tasteful decor which is in keeping with the style and age of the property. On the right of the entrance hall is a reception room that the current owners use as a dining room/music room. There are built in shelves and storage units as well as an attractive feature fireplace.

The lounge is on the left hand side and is a well-proportioned and bright room which has a brick built fireplace as a central focal point of the room. The kitchen is well-fitted and modern with a good range of units and work-top space. A double aspect allows for plenty of natural light. There is a utility area which gives an open feel to the kitchen area and has french doors leading out to the conservatory. This is a wonderful addition to the property and a lovely room in which to sit and enjoy views over the garden. There is a large patio area which is ideal for entertaining family and friends. A picket fence separates the middle section of the garden that is mainly laid to lawn and has borders stocked with mature flowers and shrubs. There is a beautiful summer house as well as a large wooden storage shed. The rear section of the garden is an oasis for wildlife with a pond, 'wild garden' and raised vegetable beds.

A well-fitted and modern shower room completes the downstairs living accommodation.

Upstairs you will find the property is as well-presented as the downstairs. The master bedroom is a spacious room with ample room for bedroom furniture. A large window to the front as well as a velux window allows for plenty of natural light. Both the second and third bedrooms are double rooms. Bedroom two, once again has a double aspect making this room a light and sunny room. Bedroom three has a built-in airing cupboard.

The family bathroom has, in the past been used as a fourth bedroom but is now a stunning and stylish relaxation area with a beautiful claw foot bath. A separate WC completes the upstairs accommodation.

Borough Green with its variety of shops, restaurants, public house, bar, churches, popular primary school, dentist, doctors, Reynolds Retreat (Health Club, Country Club and Spa) and mainline station (services to London Victoria, Charing Cross & London Bridge as well as Maidstone, Ashford International) is just a short walk away.

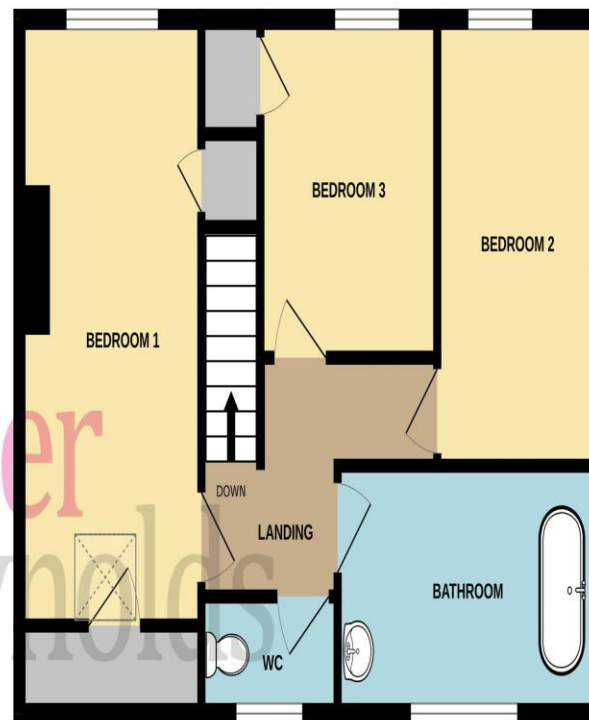
Sevenoaks with its comprehensive shopping and leisure facilities and main line station (services to London Bridge, Charing Cross and Cannon Street) is approximately 7 miles away.

Access to the M26/M20 is approximately 1 mile away.

ACCOMMODATION

GROUND FLOOR

1ST FLOOR



Entrance Hallway

Dining Room

13'4" (4.06m) x 8'11" (2.72m)

Lounge

16'5" (5.00m) x 11'2" (3.40m)

Kitchen

12'8" (3.86m) x 8'2" (2.49m)

Utility Area

8'8" (2.64m) x 8'1" (2.46m)

Shower Room

Conservatory

9'4" (2.84m) x 9'0" (2.74m)

First Floor Landing

Bedroom 1

16'11" (5.16m) x 8'11" (2.72m)

Bedroom 2

12'5" (3.78m) x 7'10" (2.39m)

Bedroom 3

9'5" (2.87m) x 8'7" (2.62m)

Bathroom

12'8" (3.86m) x 7'0" (2.13m)

W.C.

Outside

Large well established rear garden mainly laid to lawn with borders stocked with flowers and shrubs. Large patio area. Summer House and large wooden storage shed. Steps leading down to 'wild' garden with pond and raised vegetable beds. Side access to enclosed front garden.

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 east along the A25 Maidstone Road towards St. Mary's Platt. Take the 5th turning left into Crow Hill Road. Take the next left into Crow Hill and the home can be found on 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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	81

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

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