



60 FAIRFIELD ROAD, BOROUGH GREEN, KENT, TN15 8DR

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 **Hillier**
Reynolds

£415,000

FREEHOLD

Beautifully presented three-bedroom end of terrace family home.

Generous corner plot and communal residents parking.

Short walk to village centre and MLS.





We are pleased to market this beautifully presented three- bedroom end of terrace family home. The property occupies a generous corner plot and is just a short walk away from the village centre and mainline station with services to London Bridge, Charing Cross and Victoria. There is off road communal residents parking.

As soon as you enter the property you will appreciate how light and bright the home is. The lounge is on your left and is a generous well-proportioned room which leads through to the stunning conservatory. This is a wonderful addition to the property and offers flexible living space. The current owner uses this room as a dining room/ family room. French doors lead directly out to the decked entertaining area and garden. The large garden is south westerly facing and is mainly laid to lawn. There are mature trees, shrubs and flowers as well as a large vegetable patch. There is a wooden playhouse and a large storage shed.

The kitchen is well fitted and modern with a good selection of storage units and work top space. There is also a large utility room with direct access to the garden.

Upstairs you will find three bedrooms. The master bedroom is located at the rear of the property and overlooks the garden. This is a spacious well-proportioned room with a built in cupboard for storage. The second bedroom has a double aspect. The third bedroom has a large built-in storage cupboard. The family bathroom is 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 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 property so we would recommend booking a viewing as soon possible to avoid disappointment.

ACCOMMODATION

GROUND FLOOR

1ST FLOOR



Hallway

Lounge/Diner

18'7" (5.66m) x 10'11" (3.33m)

Conservatory

19'4" (5.89m) x 8'10" (2.69m)

Kitchen

11'11" (3.63m) x 9'1" (2.77m)

Utility Room

10'11" (3.33m) x 8'4" (2.54m)

First Floor Landing

Bedroom 1

12'4" (3.76m) x 11'1" (3.38m)

Bedroom 2

12'0" (3.66m) x 9'1" (2.77m)

Bedroom 3

11'1" (3.38m) x 6'1" (1.85m)

Bathroom

Outside

Large south westerly facing garden with decked seating area. Garden mainly laid to lawn. Borders with mature shrubs and plants. Vegetable patch. Wooden playhouse and large storage shed. Side access to front and communal residents parking area.

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 Borough Green office proceed North along the High Street. At the end turn right into Wrotham Road and go past the train station. Take the next turning left into Fairfield Road. The property can be found on the left hand side denoted by our For Sale board.

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

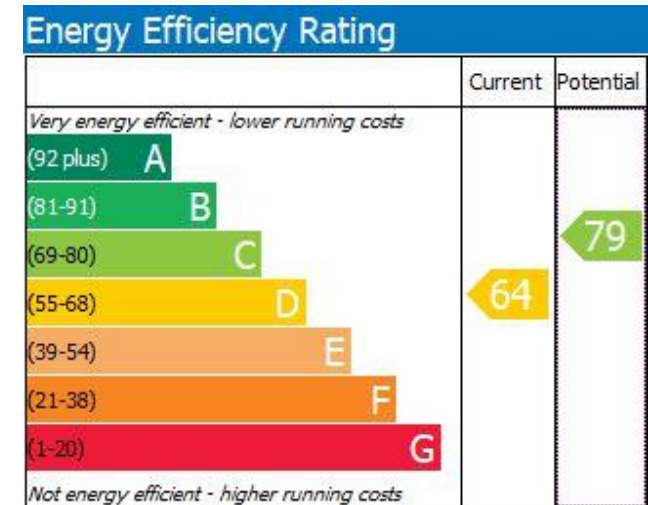
www.landregistry.gov.uk

<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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