



87 FAIRFIELD ROAD, BOROUGH GREEN, KENT, TN15 8DL

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 **Hillier**
Reynolds

£375,000

FREEHOLD

Three-bedroom semi-detached home in need of refurbishment.

Detached garage, driveway with parking for approx. 3 cars.

Walking distance to village centre and MLS. NO ONWARD CHAIN





New to the market is this three-bedroom semi-detached family home which is in need of full refurbishment. The property is offered for sale with NO ONWARD Chain. Located in a popular road within walking distance of the local primary and secondary schools as well as the village centre and mainline station with services to London Bridge, Charing Cross and Victoria.

The property has lots of potential to extend (subject to the necessary planning permissions) and is situated on a generous plot with a large westerly facing rear garden. There is a detached garage as well as driveway with parking for approx. 3 cars.

As you enter the property you will find the lounge/diner on your right. Patio doors lead out to the garden and patio area. The kitchen is spacious and has a selection of fitted units with two windows allowing for plenty of natural light. There is a utility room attached to the kitchen which has a side door leading to the driveway. A cloakroom completes the downstairs accommodation.

Upstairs you will find three generous bedrooms all of which have built in storage cupboards. The master bedroom is at the front of the property and is a light bright room due to the double aspect. The second bedroom is a double room and the third bedroom is a single room overlooking the garden.

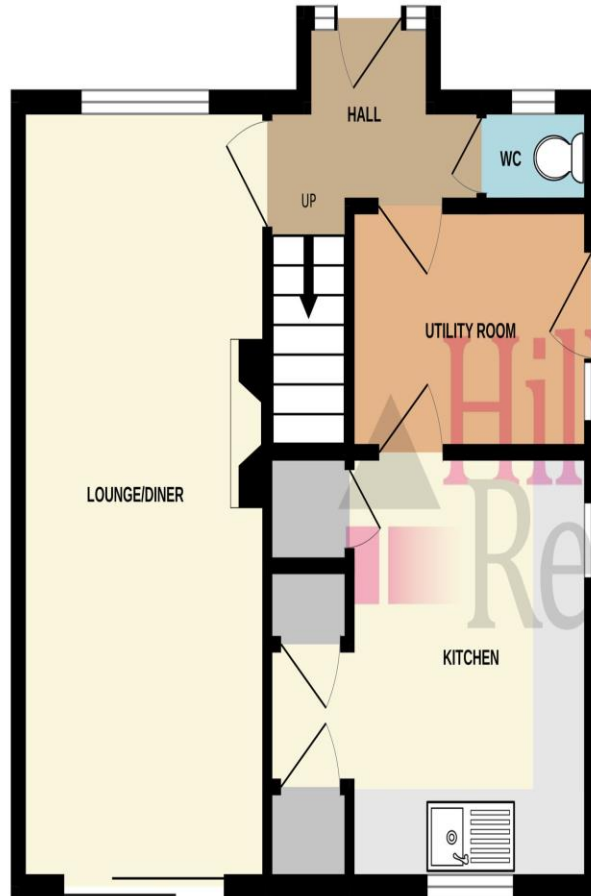
There is a family bathroom with separate WC.

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.

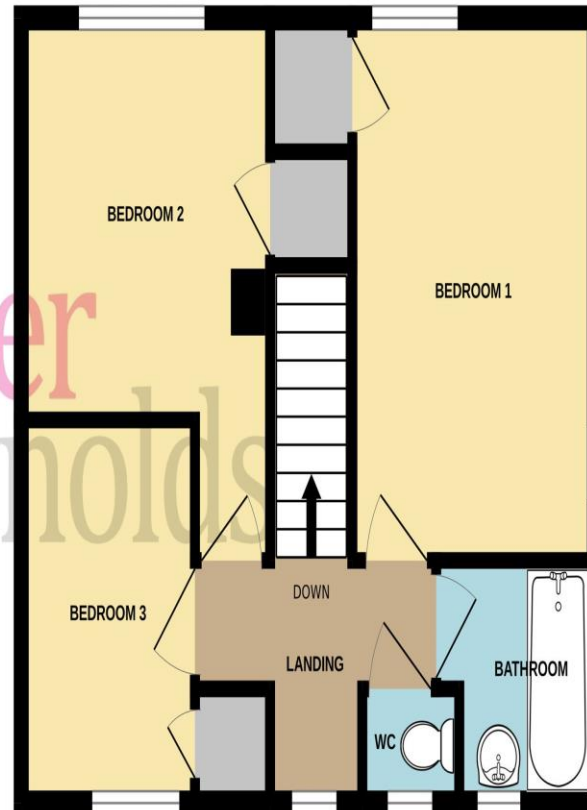
We are expecting a lot of interest in this property so we would recommend booking a viewing as soon possible to avoid disappointment.

ACCOMMODATION

GROUND FLOOR



1ST FLOOR



Hallway

Lounge/Diner

18'6" (5.64m) x 9'9" (2.97m)

Kitchen

10'3" (3.12m) x 9'6" (2.90m)

Utility Room

5'8" (1.73m) x 9'6" (2.90m)

W.C.

First Floor Landing

Bedroom 1

12'10" (3.91m) x 9'8" (2.95m)

Bedroom 2

9'11" (3.02m) x 9'6" (2.90m)

Bedroom 3

8'10" (2.69m) x 6'10" (2.08m)

Bathroom

W.C.

Outside

Westerly facing rear garden mainly laid to lawn. Flower borders stocked with mature flowers and shrubs. Front garden and driveway with parking for approx.3 cars.

Detached Garage - 15'4" (4.67m) x 8'0" (2.44m)

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. Follow the road round and the property can be found on the right-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

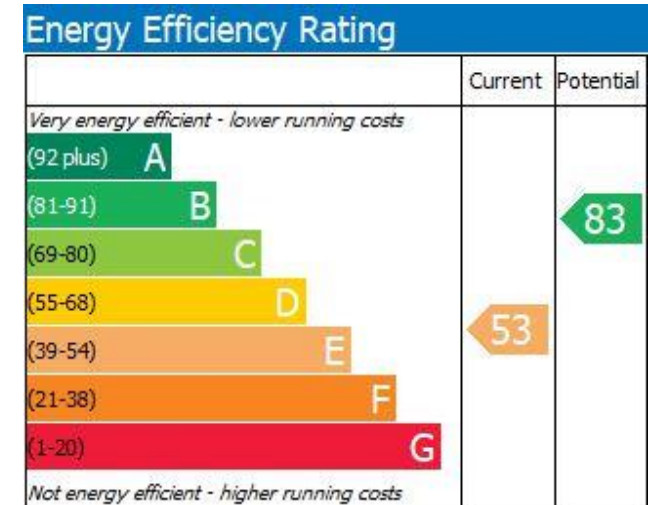
www.landregistry.gov.uk

<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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