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 **Hillier**  
Reynolds

£510,000

FREEHOLD

An extended Gough Cooper  
3 bedroom semi-detached  
house.

Stunning corner plot gardens  
including woodland area.

Quiet and popular location  
near Borough Green village  
centre.





Gough Cooper homes have remained popular since they were built in the 1960's and the current owners have enjoyed this home for the last 3 decades.

They make great family homes and this one has been extended to the ground and first floor making it a superb sized home that you could stay in and enjoy for many more years to come.

This has been a much-loved family home during this time and has been updated and modernized in recent years having a modern Kitchen, Bathroom and central heating boiler. The only thing left to do is to move in, enjoy the home and then decide how you wish to re-decorate. An Entrance Porch and Hallway greets your arrival and has plenty of space for coats and shoes. The Lounge is next and has an open fireplace as a lovely focal point of the room whilst the large window to the front lets in plenty of natural light. The Study/Family Room is next and has a multitude of uses. The Dining Room at the rear forms part of the extension and has wonderful views over the garden. Being open to the Kitchen makes this an ideal room for entertaining. The Kitchen has been updated in recent years and now offers modern gloss storage cupboards and plenty of work top space. To allow the Kitchen to have more storage there is a handy Utility Room off the Dining Room. There is then a downstairs W.C. ideally situated close to the garden which is a must have if to be a busy family home.

Upstairs are 3 good sized Bedrooms with 2 of them being double rooms. The 2nd storey part of the extension allows for having a further separate W.C. and a large Bathroom which holds a bath and separate shower cubicle.

The garden matches the size of this home as it sits in arguably one of the biggest plots on the whole estate. The rear outlook and size are truly amazing and do need to be viewed to be fully appreciated. The garden has something for the whole family to enjoy, space for the children to play in, a patio for entertaining or dining al-fresco and for the green-fingered there are plenty of established flowers and shrubs to be tended. Beyond the garden is an area of woodland that is also included and offers not only privacy but somewhere for the children to have adventures. There is a personal door to the larger than average detached Garage and a driveway in front for 2-3 cars.

The area that this home sits in just increases the demand by being so peaceful and quiet and yet convenient for everything. Sitting at the very end of the cul de sac allows for an elevated position that gives views over the village and to the Pilgrims Way in the distance. If you commute to London then a short walk of around 10 minutes will take you into the High Street and Train Station. 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. 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 home that offers the potential to be a wonderful family home for many years to come, do come along and take a look.

# 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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## Porch

## Hall

## Lounge

16'11" (5.16m) x 12'4" (3.76m) maximum measurement

## Study/Family Room

10'2" (3.10m) x 9'11" (3.02m)

## Dining Room

17'3" (5.26m) x 8'5" (2.57m)

## Kitchen

11'6" (3.51m) x 8'1" (2.46m)

## Utility

6'5" (1.96m) x 5'1" (1.55m)

## W.C.

## First Floor Landing

## Bedroom 1

11'10" (3.61m) x 10'5" (3.18m)

## Bedroom 2

10'5" (3.18m) x 9'1" (2.77m)

## Bedroom 3

8'11" (2.72m) x 7'5" (2.26m)

## W.C.

## Bathroom

## Outside

Front comprising raised planter area and driveway for 2-3 cars leading to:

**Garage** - 18'2" (5.54m) x 16'0" (4.88m)

Rear garden comprising of large lawn area, patio area, greenhouse to remain and further woodland area to rear of garden.



## 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](http://www.environment-agency.gov.uk)

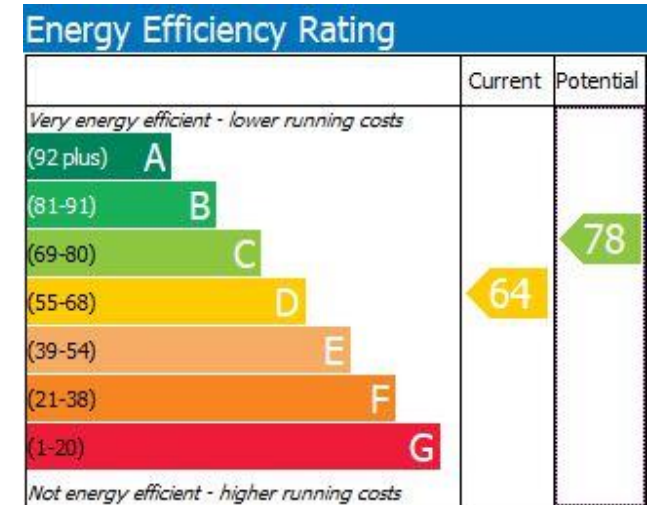
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



## Route to View

From our office in Borough Green proceed south down Quarry Hill Road. Take the second turning left into Harrison Road. Take the next right into Crowhurst Road and the property can be found at the end on the right hand side.

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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)

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