



103 FAIRFIELD ROAD, BOROUGH GREEN, KENT, TN15 8DN

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 **Hillier**
Reynolds

Offers In Excess Of
£250,000

LEASEHOLD

A first floor maisonette, with two double bedrooms and a large private garden.

Conveniently located just a short walk from Borough Green train station and high street.

Sold with No Onward Chain.





A well-presented, bright and spacious two bedroom maisonette. Set back from the road in a cul-de-sac position, and situated less than half a mile from the centre of Borough Green village.

Stairs from the front door lead up to a central landing with access to all rooms. The dual-aspect lounge/dining room allows plenty of natural light in and has views towards the village. The modern shaker-style kitchen/breakfast room has integrated appliances, plenty of storage and pleasant views over the gardens and beyond. Both bedrooms are good size doubles, with built-in wardrobes. The bathroom has a modern white suite with a shower over the bath.

Externally the property has a large private garden, in excess of 60ft, with a new fence and two external brick outhouses, ideal for storing garden furniture, tools, bikes etc. The garden is mainly laid to lawn, with a small patio area and offers a blank canvas to make it your own. A brand-new roof was also installed in Dec 2022.

On the forecourt to the front, there is a marked parking space for the property (not legally allocated), plus plenty of additional on-road parking for visitors.

This home is ideal for commuters, as the train station is at the end of the road, with regular services to London Victoria, Charing Cross and London Bridge. Borough Green High Street is a five minute walk away, with its range of shops, cafés and other amenities. The larger towns of Sevenoaks, Tonbridge and Maidstone are all within easy reach. There are excellent motorway links via the nearby M20 and M26 which leads to the M25.

As well as having superb transport links, Borough Green is also close to Trosley Country Park and the North Downs with its outstanding views, walking and cycle routes. You will also find plenty of idyllic Kent villages with cosy country pubs nearby.

This home is sold hassle-free, with no onward chain. An internal viewing is highly recommended to truly appreciate all of the benefits it has to offer.

ACCOMMODATION

Entrance door and hallway with stairs leading to:

First Floor Landing

Lounge

15'1" (4.60m) x 10'9" (3.28m)

Kitchen

15'0" (4.57m) x 7'5" (2.26m)

Bedroom 1

12'6" (3.81m) x 10'9" (3.28m)

Bedroom 2

12'5" (3.78m) x 9'0" (2.74m)

Bathroom

Outside

Rear garden comprising of lawn area, patio area side access to front.

Front garden comprising of lawn area and access path.

Storage Outbuilding 1 - 9'3" (2.82m) x 5'11" (1.80m)

Storage Outbuilding 2 - 6'0" (1.83m) x 3'0" (0.91m)



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 towards the end of the estate 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

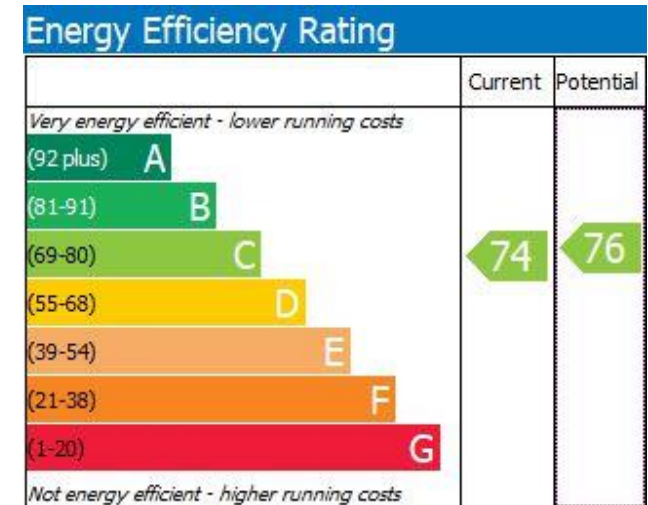
www.landregistry.gov.uk

<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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