



3 THE CLOSE, BOROUGH GREEN, KENT, TN15 8EG

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 **Hillier**
Reynolds

£485,000

FREEHOLD

Well-presented three bedroom semi-detached family home.

Situated on generous corner plot with large south easterly facing garden.

Detached double garage and off road parking for multiple vehicles.





We are pleased to market this three bedroom semi-detached family home that is found on a generous corner plot. The property is located just a short walk away from the village centre, mainline station and local primary and secondary schools.

The property has been well-looked after by the current owners. As you enter the property you will find a well-proportioned lounge on your right. This is a light and bright room with a large bay window. The kitchen is modern and well-designed with white gloss units and stylish work tops. There is a good selection of units offering plenty of storage. This fabulous home has two utility rooms. Immediately next door to the kitchen you will find the larger of the two which is fitted out with matching kitchen units and work tops. The second utility room is used by the current owners as a laundry room. The downstairs cloakroom is situated here and there is direct access out to the fully enclosed garden and detached double garage.

The dining room is conveniently situated next door to the kitchen and has an attractive brick built fireplace as a central focal point of the room . French doors open out onto the decked entertaining area which overlooks the large south easterly facing garden. The garden is mainly laid to lawn. There is an ornamental fish pond a greenhouse and a garden shed. There is double garage and additional space to park, if required, behind double gates that lead to the front of the property.

Upstairs you will find three well-proportioned double bedrooms. The generous master bedroom is located at the rear of the property over-looking the garden and has a built in wardrobe. Bedroom two is a light and airy room with a double aspect. The third bedroom is a good sized room with fitted wardrobes. A family bathroom completes the upstairs accommodation.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, primary school and medical centre as well as a large recreation ground. The mainline station has regular services to London Bridge, Charing Cross and Victoria as well as Ashford. 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.

ACCOMMODATION

GROUND FLOOR

1ST FLOOR



Entrance Hallway

Lounge

15'11" (4.85m) x 9'10" (3.00m)

Dining Room

10'11" (3.33m) x 10'0" (3.05m)

Kitchen

15'11" (4.85m) x 6'10" (2.08m)

Utility Room

16'9" (5.11m) x 7'3" (2.21m)

Laundry Room

10'5" (3.18m) x 7'4" (2.24m)

Cloakroom

First Floor Landing

Bedroom 1

13'9" (4.19m) x 9'5" (2.87m)

Bedroom 2

13'3" (4.04m) x 8'6" (2.59m)

Bedroom 3

10'7" (3.23m) x 8'3" (2.51m)

Bathroom

Outside

Large south easterly facing rear garden mainly laid to lawn with flower borders. Decked entertaining area, pond, greenhouse and garden shed. Detached double garage with double gates leading to driveway with parking for approx. 2-3 cars. Front garden with lawn area.

Double Garage - 20'0" (6.10m) x 18'2" (5.54m)

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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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

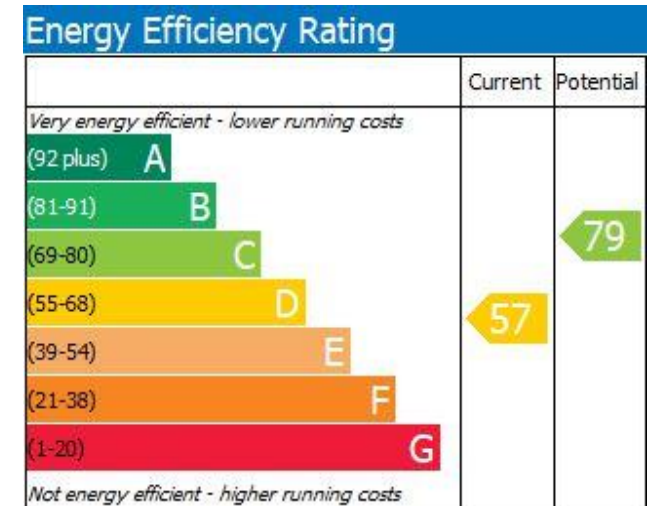
www.landregistry.gov.uk

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

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From our office in Borough Green proceed north along the High Street heading towards the train station. At the end turn right into the A227 Wrotham Road. After Sainsbury's take the 2nd turning right into The Avenue. Turn immediate right again into The Close. The home can be found at the end on the left hand side.

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

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

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