



26 FAIRFIELD ROAD, BOROUGH GREEN, KENT, TN15 8DP

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 **Hillier**
Reynolds

£445,000

FREEHOLD

Beautifully presented three bedroom semi-detached family home.

Generous westerly facing garden. Driveway with parking for approx. 2/3 cars.

Popular location within a short walk of the MLS and village centre.





We are delighted to market this beautifully presented three bedroom semi-detached family home which is located in a popular road with easy walking distance of the village centre and MLS with regular services to London Bridge, Charing Cross, Victoria and Ashford.

The property has been well maintained by the current owners. As soon as you enter the property you will appreciate how light and bright the entrance hall is. You will find the lounge/diner on your right hand side. This is a well-proportioned room that is decorated in neutral colours with modern laminate flooring. The conservatory is currently used as a playroom and offers additional living space to an already spacious property. The conservatory leads directly out to the fully enclosed westerly facing rear garden. This established and mature garden is mainly laid to lawn with borders stocked with flowers and shrubs. There is a covered entertaining area and paved patio that is ideal for entertaining family and friends. There are two wooden sheds; one is currently used as a craft room and one for storage. Side access leads to the pretty front garden and block paved driveway with parking for approx. 2/3 cars.

The modern kitchen/breakfast room has a large selection of cupboards and work top space as well as room for a dining table. This practical and stylish room has a dual aspect so is light and bright. There is also direct access out to the garden. A downstairs cloakroom completes the downstairs living accommodation.

Upstairs you will find three bedrooms as well as a separate bathroom and WC. The master bedroom is located at the front of the property and has built in wardrobes as well as a dual aspect. The second bedroom is a good sized double room. At the rear of the property you will find the third bedroom which overlooks the garden. This is a generous single room with a built in storage cupboard.

A modern and stylish family bathroom and separate WC 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 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.

Viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR



1ST FLOOR



Entrance Hallway

Lounge/Diner

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

Kitchen/Breakfast Room

15'8" (4.78m) x 12'8" (3.86m)
maximum

Conservatory

13'7" (4.14m) x 11'10" (3.61m)

W.C.

First Floor Landing

Bedroom 1

12'10" (3.91m) x 9'10" (3.00m)

Bedroom 2

9'10" (3.00m) x 9'7" (2.92m)

Bedroom 3

8'11" (2.72m) x 6'10" (2.08m)

Bathroom

W.C.

Outside

Generous westerly facing fully enclosed established rear garden. Mainly laid to lawn with borders stocked with flowers and shrubs. Covered seating and entertaining area. Paved patio area. Wooden shed currently used as a craft room and additional wooden storage shed. Side access to front garden and block paved driveway for approx. 2/3 cars.



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

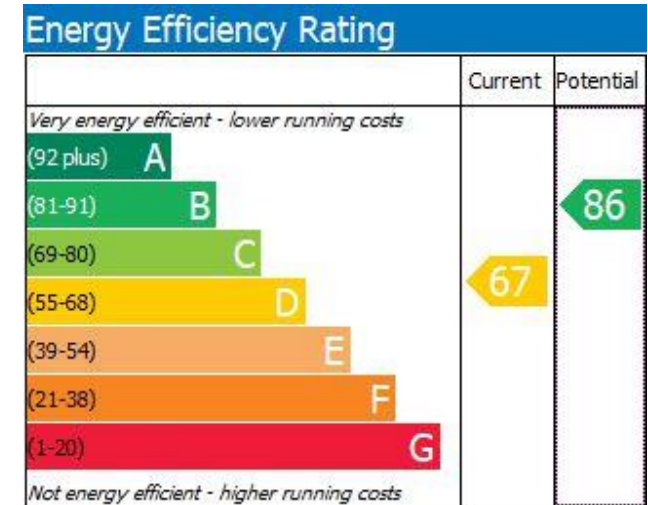
www.landregistry.gov.uk

<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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