



5 TOLSEY MEAD, BOROUGH GREEN, KENT, TN15 8EQ

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 **Hillier**
Reynolds

£615,000

FREEHOLD

Well-presented four bedroom family home with one bedroom annex.

Detached garage with parking for approx. 2 cars.

Within walking distance to MLS and village centre and amenities.





We are pleased to market this well-presented four bedroom detached family home that has a one-bedroom ground floor annexe. The property is located in a popular road within walking distance of the village centre and MLS. The popular Wrotham secondary school is also within walking distance. This substantial property offers flexible and versatile accommodation depending on your individual requirements.

There is an entrance porch at the front of the property and you will find a light and well-proportioned lounge on your right. This sunny room has French doors which lead out to the side garden where you will find a detached garage as well as a tiled seating area. There are two steps down to a lawn area. The dining room is next to the lounge and has French doors that lead out to the Mediterranean style rear garden and veranda. Outside, you will also find a summer house which the current owner uses as a gymnasium. This would work equally well as a home office.

The kitchen is well fitted with stylish modern units and integrated appliances and also has direct access out to the veranda.

On the left of the property you will find the annexe. This accommodation is ideal for multi-generational living or for extended families with young adults. There is a shower room as well as a small kitchen area. The study area has previously been used as a bedroom leaving the larger room as a sitting room however, this is a personal choice as the larger room works equally well as a bedroom. This annexe could be completely separated from the main house as there is a side door that leads to the front of the property.

Upstairs you will find four well-presented and spacious bedrooms all with built in wardrobes and storage space. The master bedroom is located at the front of the property and has a large selection of built in wardrobes as well as an en suite shower room. The second double bedroom is a light and bright room overlooking the garden.

There is a further double bedroom as well as a good-sized single room. A well fitted and modern 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 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.

ACCOMMODATION



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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Entrance Hallway

Lounge

15'9" (4.80m) x 14'5" (4.39m)

Dining Room

13'5" (4.09m) x 9'4" (2.84m)

Kitchen

9'3" (2.82m) x 8'7" (2.62m)

Shower Room

Bedroom 5

10'10" (3.30m) x 8'6" (2.59m)

Study

8'6" (2.59m) x 6'0" (1.83m) red to 4'7" (1.40m)

Kitchen

7'0" (2.13m) x 5'8" (1.73m) L-shape

First Floor Landing

Bedroom 1

14'2" (4.32m) x 9'2" (2.79m) maximum measurement

En-suite

Bedroom 2

11'0" (3.35m) x 8'10" (2.69m)

Bedroom 3

10'9" (3.28m) max x 8'9" (2.67m)

Bedroom 4

10'3" (3.12m) x 6'0" (1.83m)

Bathroom

Outside

Garage - 17'6" (5.33m) x 10'10" (3.30m)

Summer House - 13'7" (4.14m) x 11'1" (3.38m) maximum

Fully enclosed established wrap around rear garden. Covered Veranda with tiled floor. Lawn and patio area. Summer house currently used as a gymnasium. Wooden playhouse and greenhouse. Side garden with seating area and lawn.



Route to View

From our Office in Borough Green proceed north along the high street. At the end turn right into Wrotham Road. Take the third turning right into Wye Road. Take the immediate left into Tolsey Mead and the home can be found on the left 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

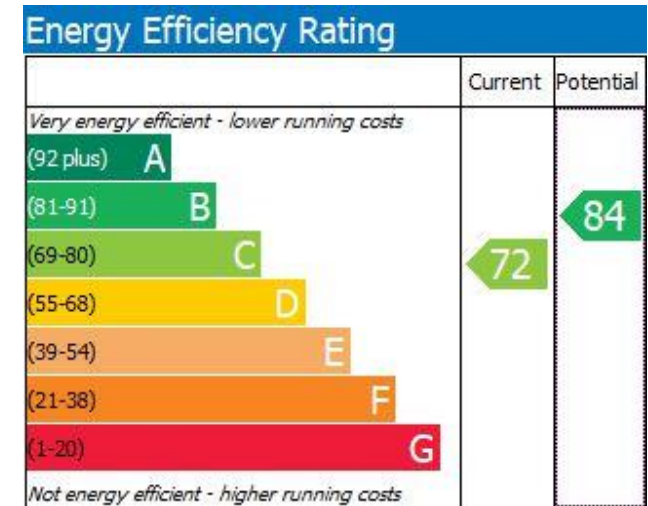
www.landregistry.gov.uk

<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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