



41 HAZELBOURNE AVENUE, BOROUGH GREEN, KENT, TN15 8FJ

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 **Hillier**
Reynolds

£425,000

FREEHOLD

Nicely presented three bedroom terraced home.

Master bedroom with en suite shower room.

Low maintenance rear garden. Carport and driveway with parking for approx. 2 cars.





We are delighted to market this attractive and well-presented terraced home that is located on the popular and sought after Hazelbourne Estate. The property was built by Crest Homes in 2015 with the remainder of a 10 year NHBC.

Upon entering the property you will appreciate the fresh neutral decor which continues throughout the property. You will find the kitchen/diner on the left. This is a bright and sunny room with plenty of space for a dining suite. The kitchen is modern and well-fitted with a good selection of cupboards and work top space. The lounge is at the rear of the property and is a spacious and well-proportioned room that has a large storage cupboard and French doors leading out to the the fully enclosed rear garden. The garden is a low maintenance manageable outdoor area that is mainly laid to lawn with a paved patio area that is ideal for entertaining family and friends. A cloakroom completes the downstairs living accommodation.

Upstairs, you will find the master bedroom at the front of the property. There is a large built in wardrobe and an en suite shower room. The second double bedroom over-looks the garden. The third bedroom is a good-sized single room that is used by the current owner as a home office. There is a large well-fitted family bathroom.

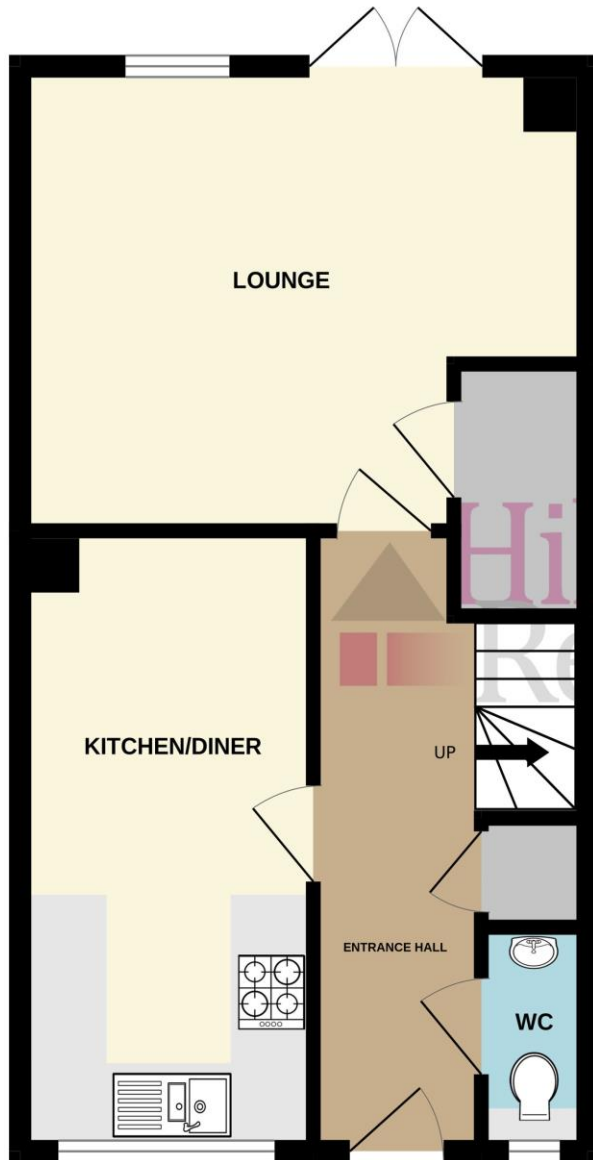
This property benefits from having a driveway and carport which provides parking for approx. 2 cars.

The home is situated on a popular road and backs onto trees and greenery, it is only a few minutes' walk from the village centre with its selection of shops and cafes. The mainline railway station is also just a short walk away and has regular services to London Bridge, Charing Cross and Victoria. The popular Borough Green Primary school and Wrotham secondary school are also within walking distance. There are good transport links with the M20, M26 Motorways just a short drive away.

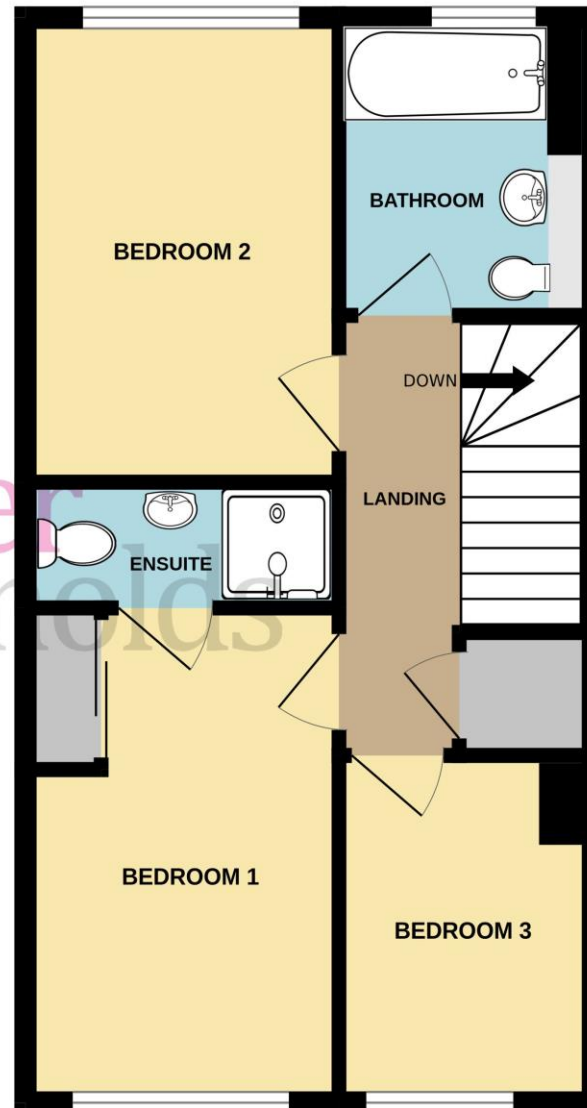
Viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR



1ST FLOOR



Entrance Hallway

Lounge

15'1" (4.60m) x 12'1" (3.68m)

Kitchen/Diner

16'2" (4.93m) x 7'10" (2.39m)

W.C.

First Floor Landing

Bedroom 1

12'9" (3.89m) x 8'3" (2.51m)

En-suite

Bedroom 2

11'11" (3.63m) x 8'4" (2.54m)

Bedroom 3

9'0" (2.74m) x 6'5" (1.96m)

Bathroom

Outside

Fully enclosed low maintenance rear garden mainly laid to lawn. Patio area and wooden storage shed. Path leading to a gate at the rear providing rear access. Driveway and carport providing parking for approx. 2 cars.



Route to View

From our office in Borough Green proceed west towards Sevenoaks along the Borough Green Road. Go straight over the first mini roundabout and at the second roundabout take the first left onto Dark Hill Road. Take the next right into Hazelbourne Avenue and the property 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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

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