



33 LINGFIELD ROAD, BOROUGH GREEN, KENT, TN15 8HJ

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£450,000

FREEHOLD

Well-presented extended three bedroom semi detached family home.

Detached garage and parking for multiple cars.

Mature fully enclosed rear garden. **NO ONWARD CHAIN.**





We are delighted to market this well-presented and extended three bedroom semi-detached family home that is located in a popular road just a short walk away from the village centre with its selection of shops and coffee bars as well as the mainline station with services to London and Ashford. The property is offered for sale with NO ONWARD CHAIN.

The home has been well-maintained by the current owner. As you enter the property you will find a large bright and sunny lounge on your right. This is a well-proportioned room with a large window allowing for plenty of natural light. The kitchen and dining room is a spacious sociable cooking and dining area. The kitchen is modern and well-fitted with a good selection of cupboards and work top space and integrated appliances. There is a useful WC as well as access out to the pretty mature garden which is mainly laid to lawn with borders stocked full of mature flowers and shrubs. A block paved patio area is ideal for entertaining family and friends. There is a greenhouse as well as a wooden storage shed. There is a personal door to the detached garage as well as a side gate which leads to the block paved driveway which provides parking for multiple cars.

Upstairs you will find the master bedroom which is located at the front of the property. This is a bright and sunny room due to its south facing aspect. The second bedroom is a good sized double room which looks over the garden. The third bedroom is a single room with built in storage.

The bathroom was converted by the previous owner into a wet room and there is a separate WC.

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.

This well-loved family home is now offered for sale with NO ONWARD chain. Viewing is strictly by appointment only.

GROUND FLOOR
42.5 sq.m. (457 sq.ft.) approx.

1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA : 75.2 sq.m. (810 sq.ft.) approx.

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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ACCOMMODATION

Entrance Hall

Lounge

15'10" (4.83m) x 11'11" (3.63m)

Dining Room

10'6" (3.20m) x 9'10" (3.00m)

Kitchen

9'10" (3.00m) x 9'3" (2.82m)

Lobby

W.C.

First Floor Landing

Bedroom 1

11'11" (3.63m) x 9'7" (2.92m)

Bedroom 2

11'0" (3.35m) x 7'6" (2.29m) maximum measurements

Bedroom 3

8'11" (2.72m) x 5'11" (1.80m)

Shower Room

W.C.

Outside

Mature fully enclosed rear garden mainly laid to lawn with borders stocked full of mature flowers and shrubs. Block paved patio area. Green house and wooden storage shed. Personal door to garage and gated side access to front block paved driveway with parking for multiple cars.

Detached Garage - 19'7" (5.97m) x



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

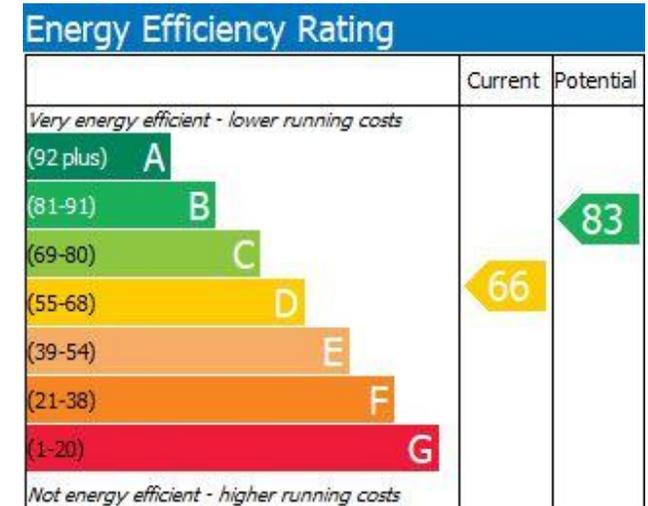
www.landregistry.gov.uk

<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 east along the A25 Maidstone Road towards St. Mary's Platt. Go past the petrol station on the right and take the next left into Crow Hill Road. At the end turn right into Lingfield Road. The home can be found 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

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.

