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 **Hillier**
Reynolds

GUIDE PRICE

£550,000-£565,000

FREEHOLD

Beautifully presented four bedroom end of terrace house owned since new in 2021.

Gated community with two allocated parking spaces.

Low maintenance south facing garden. NO ONWARD CHAIN.





We are delighted to market this beautifully appointed four bedroom end of terrace family home that was built in 2021 by Canham Homes. The property has been well maintained and is located just a short walk from Borough Green High Street with its selection of shops and coffee bars as well as the M25 with services to London and Ashford. The Borough Green Medical Centre is close by. A gate for residents leads out to the communal woodland where you can enjoy the countryside walks through to Basted Mill and beyond.

This home has that all important kerb appeal with a pretty low maintenance front garden. As you enter the property you will appreciate the light and bright spacious entrance hall. There are two large storage cupboards as well as a cloakroom. You will find the well-proportioned lounge on your left. This is a light and bright room with a double aspect. The kitchen diner is a large sociable space for entertaining and relaxing. The kitchen is a Matt finished contemporary Krieder kitchen with integrated appliances. French doors lead out to the pretty and low maintenance south facing rear garden which has artificial grass. There is a patio area as well as two wooden storage sheds. A rear gate leads out to two allocated parking spaces.

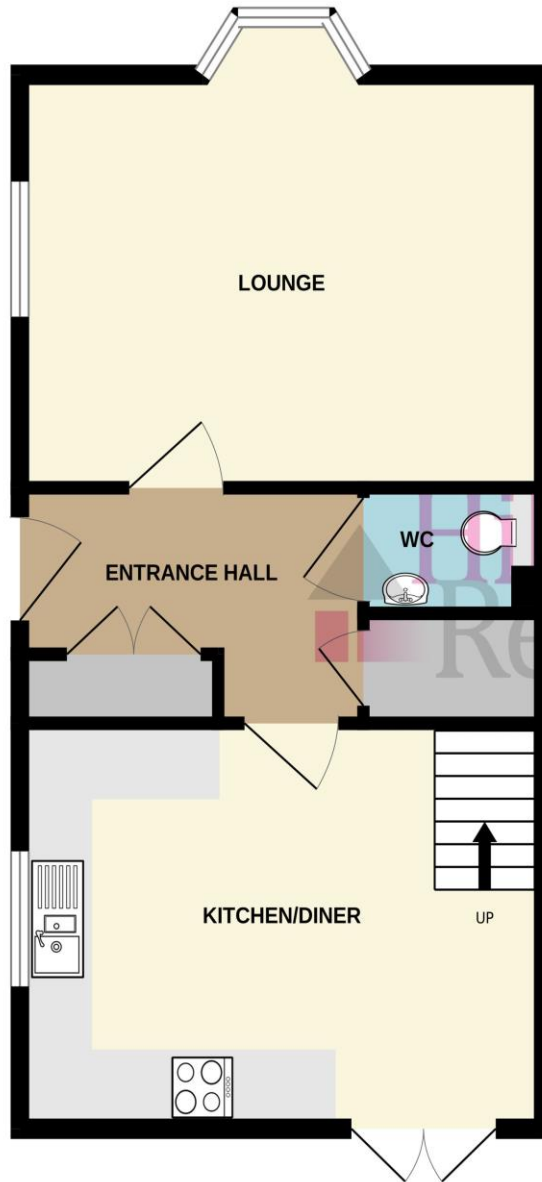
A cloakroom completes the downstairs accommodation.

Upstairs you will find four well-presented bedrooms. The master bedroom is a bright and sunny room with a dual aspect. There is a large fitted wardrobe and a stylish and spacious en-suite shower room. Bedroom two is a generous double bedroom. The third bedroom is a good sized single room or guest bedroom. The fourth bedroom overlooks the garden and is used by the current owners as a home office. The family bathroom is both practical and well designed with a bath and shower over.

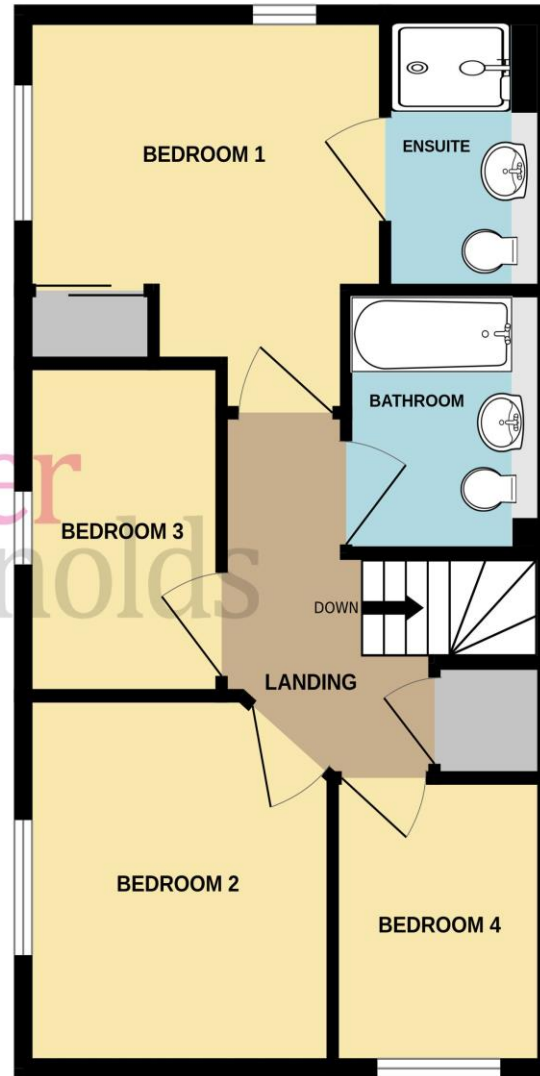
The home is situated on the edge of the village and is surrounded by trees and greenery, it is only a few minute's walk from the village centre with its selection of shops and cafes. The mainline railway station is also just a short walk away and has regular services to London Bridge, Charing Cross and 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.

ACCOMMODATION

GROUND FLOOR
47.7 sq.m. (514 sq.ft.) approx.



1ST FLOOR
46.9 sq.m. (505 sq.ft.) approx.



Entrance Hallway

W.C.

Lounge

16'8" (5.08m) x 11'11" (3.63m)

Kitchen/Diner

16'8" (5.08m) x 11'9" (3.58m)

First Floor Landing

Bedroom 1

11'6" (3.51m) x 10'1" (3.07m)

En-suite

Bedroom 2

11'3" (3.43m) x 9'8" (2.95m)

Bedroom 3

9'7" (2.92m) x 6'6" (1.98m)

Bedroom 4

8'5" (2.57m) x 6'7" (2.01m)

Bathroom

Outside

Low maintenance front and rear garden with artificial grass. Patio area and two wooden storage sheds. Gated entrance leading to two allocated parking spaces.

TOTAL FLOOR AREA : 94.7 sq.m. (1019 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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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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 93 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

Route to View

From our office in Borough Green proceed south down Quarry Hill Road. At the roundabout turn left towards the Doctors surgery and then first right at the electronic gates. Visitor parking can be found on the right 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.

