



ASHTON, 6 SPRING LANE, OLDBURY, IGHAM, KENT, TN15 9DN

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 **Hillier**
Reynolds

£625,000

FREEHOLD

A 1930's 3 bedroom semi-detached family home.

Large rear garden with potential for garage development at the rear.

Found in a quiet lane on the outskirts of popular Ightham village.





A 3 bedroom semi-detached home that has been owned by the same family since new in the 1930's.

The home has been incredibly well looked after and loved during this time but now offers plenty of potential for modernising. Looking at neighbouring houses there is also plenty of potential for extending and or loft converting subject to the usual permissions.

Most residents will enter their homes from the rear as that is where they park but entry via the main front door takes you into a spacious Entrance Hallway. The Lounge is a lovely sized room with a bay window to the front and a fireplace as a focal point. The Dining Room is large enough for a dining suite and has French doors opening onto the garden. The original feature of a serving hatch to the Kitchen is still present. The Kitchen is the traditional galley style so many will look at the potential of opening the Kitchen and Dining Room to create a spacious Kitchen/Diner. A Lobby then offers access to the side along with access to the downstairs W.C.

Upstairs the bedrooms are good consistent sizes with 2 being generous double rooms and a reasonable single. The separate Bathroom completes the upstairs.

Outside are fantastic gardens to the rear which are westerly facing and approx. 100ft long. A patio area is found outside the French doors and this extends on to a lawn area that has a multitude of flowers and shrubs. To the rear is a gate that leads to Upper Spring Lane, most residents will park their cars outside their garden although this is non-allocated. You will also notice that many if not all of the neighbouring homes have taken the rear portion of their gardens to create parking, usually in the form of a garage.

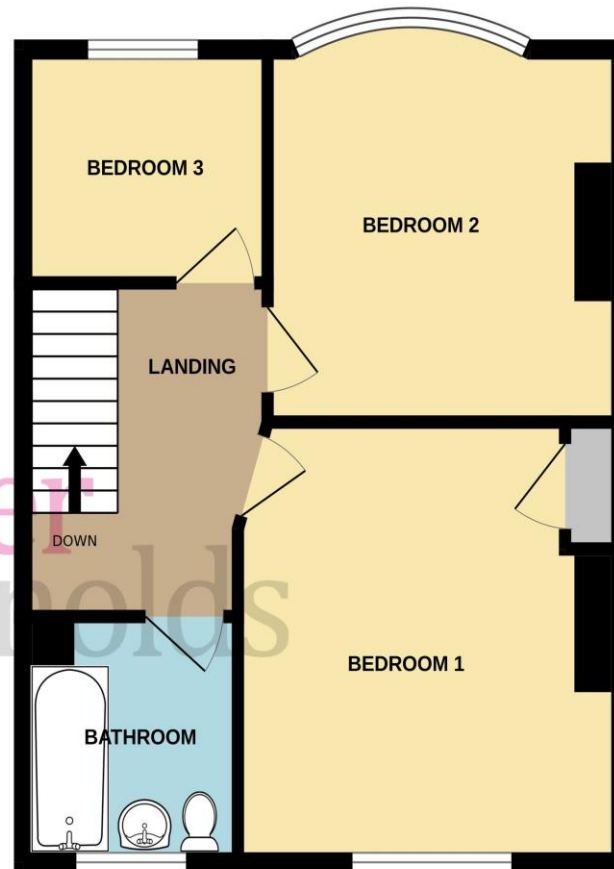
The home is situated in a quiet road on the outskirts of beautiful Ightham village and is within easy walking distance of Ightham Primary School. If you are searching for a rural location you could not ask for more with many countryside walks found nearby and yet not too far from civilisation. Borough Green High Street is less than 1.5 miles away with a variety of shops to fulfil your day to day needs, as well as a station with regular services to London Victoria & Charing Cross. Sevenoaks is approximately 5 miles away with comprehensive shopping facilities, cinema theatre and leisure centre.

The home is offered for sale with No Chain.

ACCOMMODATION

GROUND FLOOR
44.6 sq.m. (480 sq.ft.) approx.

1ST FLOOR
41.8 sq.m. (450 sq.ft.) approx.



Entrance Hallway

Lounge

13'3" (4.04m) x 10'11" (3.33m)

Dining Room

12'11" (3.94m) x 11'10" (3.61m)

Kitchen

9'9" (2.97m) x 7'4" (2.24m)

Lobby

W.C.

First Floor Landing

Bedroom 1

13'0" (3.96m) x 12'3" (3.73m)

Bedroom 2

11'4" (3.45m) x 11'1" (3.38m)

Bedroom 3

7'10" (2.39m) x 6'10" (2.08m)

Bathroom

Outside

Front Garden comprising of established flowers and shrubs. Side path and gate leading to rear.

Rear garden comprising of patio area, lawn area and established flowers and shrubs. Access to rear where residents park their cars although non-allocated.

TOTAL FLOOR AREA : 86.4 sq.m. (930 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

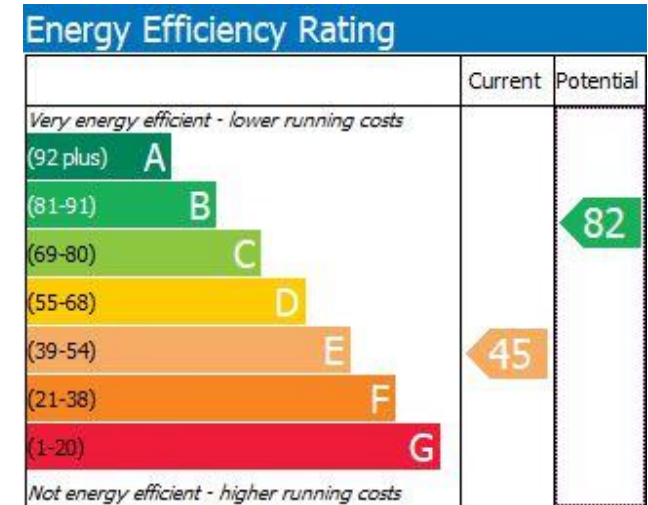
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From our office in Borough Green head towards Sevenoaks on the A25 Borough Green Road. Go straight over the second roundabout onto the Ightham Bypass. After approximately half a mile there is a recreation ground on the right. Shortly after, turn right into Spring Lane and then take the first left into Upper Spring Lane. Parking can be found towards the end of the road on the right, denoted by our For Sale board.

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.

