



15 WYE ROAD, BOROUGH GREEN, KENT, TN15 8DX

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

 **Hillier**
Reynolds

£450,000

FREEHOLD

Three bedroom link-detached home that would benefit from some updating.

Garage and driveway with parking for multiple cars.

Popular road within walking distance of MLS and village centre. NO ONWARD CHAIN.





We are pleased to market this link detached three bedroom home that is located in a popular road within walking distance of the village centre, local primary and secondary schools and mainline station. The property would benefit from some updating and is offered for sale with NO ONWARD CHAIN.

As you enter the property you will find a spacious and well-proportioned lounge. The kitchen has a good selection of cupboards and work top space and there is a breakfast bar. A side door leads to the utility room which have direct access out to the front of the property as well as the fully enclosed rear garden which is mainly laid to lawn with borders stocked with mature plants and shrubs. There is a patio area as well as a large wooden workshop/storage shed. At the rear of the property, over-looking the garden is the third bedroom which the current owner uses as a study. There is a bathroom that has a bath as well as a shower cubicle and there is also a separate WC.

Upstairs you will find the master bedroom at the front of the property. This is a bright and spacious room with a good selection of built in wardrobes which provide plenty of storage. The second bedroom over-looks the garden and also has built in wardrobes. A WC completes the upstairs accommodation.

At the front of the property is a large and mature front garden which is mainly laid to lawn. There is a driveway with parking for multiple cars as well as a garage.

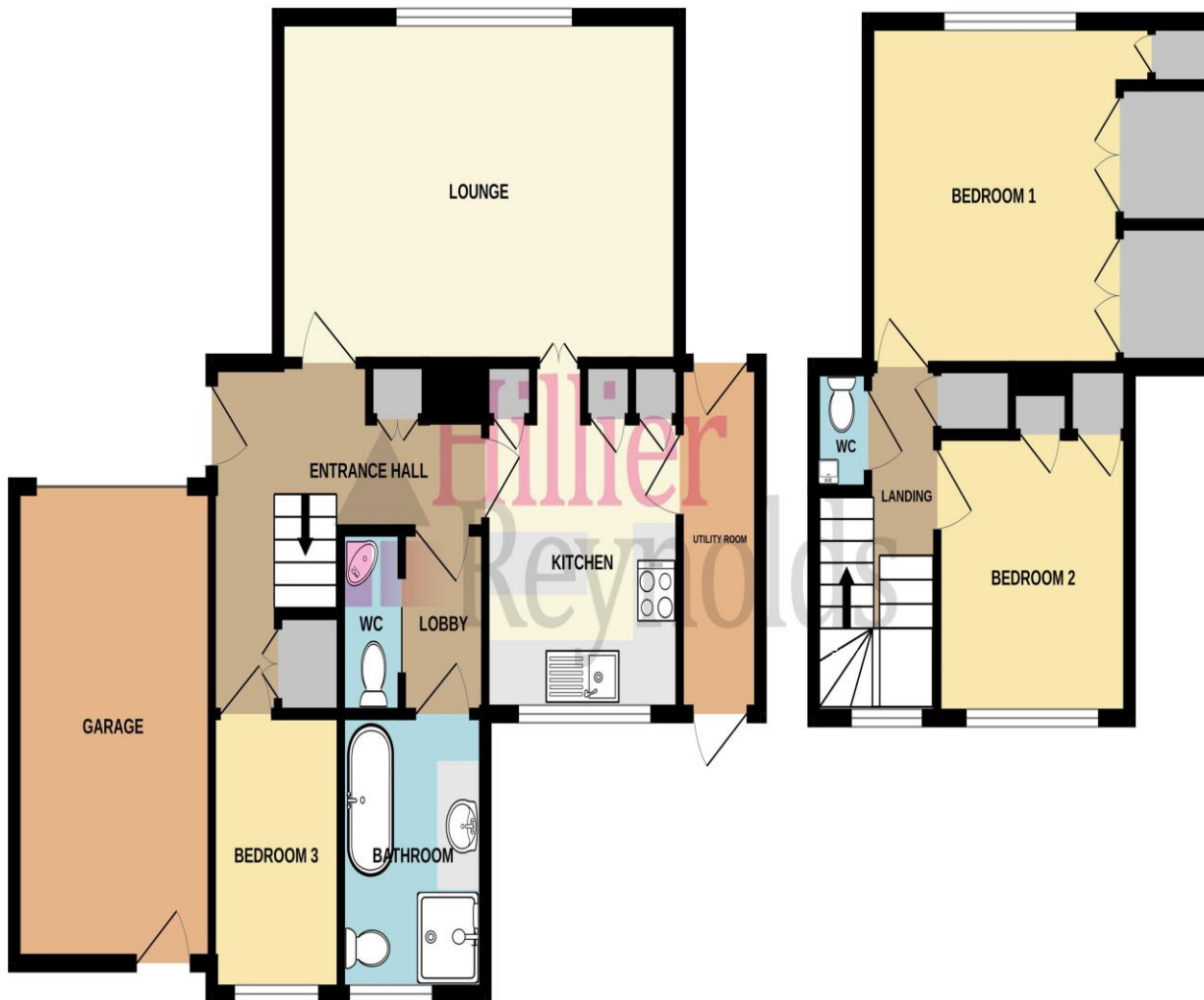
Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. The neighbouring village of Wrotham is also within walking distance and has a sought- after secondary school. There 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 property is offered for sale with NO ONWARD CHAIN. Viewing is by appointment only.

ACCOMMODATION

GROUND FLOOR
68.9 sq.m. (741 sq.ft.) approx.

1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA : 100.6 sq.m. (1083 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.

Made with Metropix ©2024

Entrance Hallway

Lounge

18'10" (5.74m) x 10'11" (3.33m)

Kitchen

9'4" (2.84m) x 9'2" (2.79m)

Utility Room

12'4" (3.76m) x 3'10" (1.17m)

Lobby

W.C.

Bathroom

Bedroom 3

8'10" (2.69m) x 6'1" (1.85m)

First Floor Landing

Bedroom 1

10'11" (3.33m) x 10'11" (3.33m)

Bedroom 2

9'0" (2.74m) x 8'11" (2.72m)

W.C.

Outside

Fully enclosed rear garden mainly laid to lawn .
Patio area. Wooden storage shed. Side access through utility room to front of property. Large front garden and driveway for multiple cars.

Garage - 15'1" (4.60m) x 9'3" (2.82m)



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. The property can be found on the left hand side denoted by our For Sale board.

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:

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

