



15 ABBOTT ROAD, BOROUGH GREEN, KENT, TN15 8SB

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 **Hillier**
Reynolds

£485,000

FREEHOLD

Well-presented three bedroom extended semi-detached family home.

Easterly facing rear garden, detached garage and driveway.

Located in a popular road within walking distance of village centre and mainline station. NO ONWARD CHAIN.





We are pleased to market this well-presented and extended three bedroom semi-detached family home that is located in a popular and sought after road within easy walking distance of the village centre and mainline station with services to London Bridge, Charing Cross and Victoria.

The property has been well-maintained but would now benefit from some cosmetic updating. There is a spacious and bright lounge/ diner that is separated by double doors. In the lounge there is an attractive and modern electric fire that provides a central focal point to the room.

The kitchen is well-fitted with a good selection of units providing plenty of storage space. There is a back door that leads out to the easterly facing rear garden which is mainly laid to lawn with borders stocked full of plants and shrubs. There is a detached garage and double gates that lead to the front of the property where you will find a large front garden and driveway.

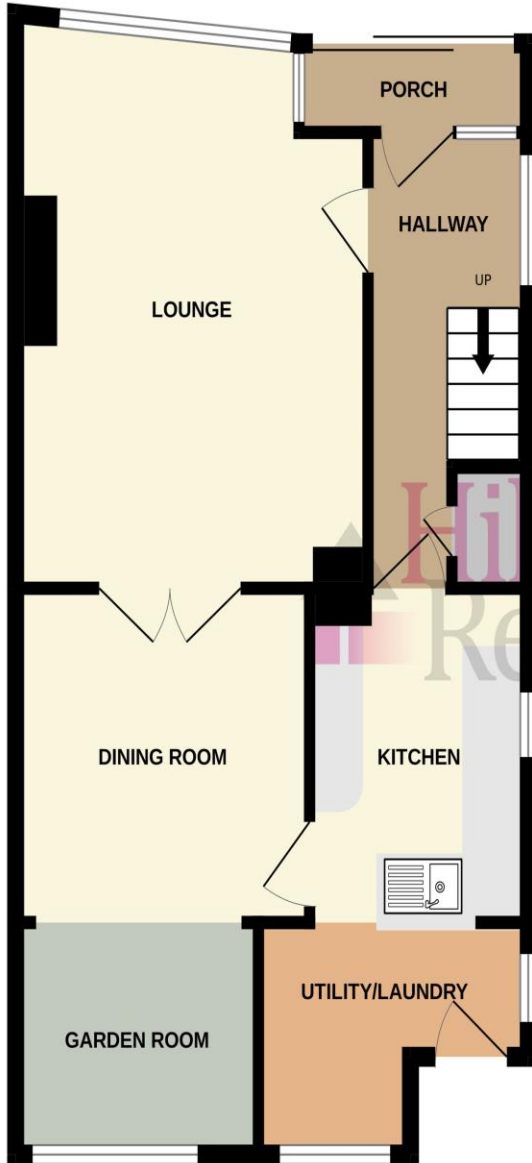
Upstairs, you will find three well-proportioned bedrooms as well as a family bathroom. The master bedroom is at the front of the property and is a light and bright room with built in storage. The second bedroom is a generous double bedroom which over-looks the garden. This bedroom also has built in storage. The third bedroom is a single room.

The bathroom comprises of a white suite with corner bath and shower over.

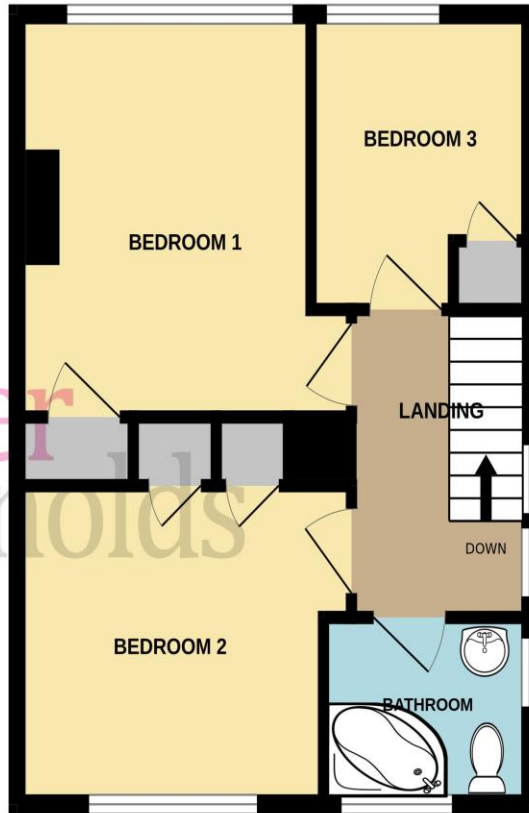
Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. The neighbouring village of Wrotham is also within walking distance and has a sought- after secondary school. There 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.

The property is offered for sale with NO ONWARD CHAIN.

GROUND FLOOR
52.9 sq.m. (569 sq.ft.) approx.



1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



ACCOMMODATION

Entrance Porch

Entrance Hallway

Lounge

17'0" (5.18m) x 12'3" (3.73m)

Dining Room

10'2" (3.10m) x 9'11" (3.02m)

Garden Room

8'6" (2.59m) x 6'10" (2.08m)

Kitchen

11'10" (3.61m) x 8'1" (2.46m)

Utility/Laundry Room

9'4" (2.84m) x 6'10" (2.08m)

First Floor

Landing

Bedroom 1

11'11" (3.63m) x 10'10" (3.30m)

Bedroom 2

10'8" (3.25m) x 9'1" (2.77m)

Bedroom 3

8'9" (2.67m) x 7'6" (2.29m)

Bathroom

Outside

Easterly facing rear garden mainly laid to lawn with borders stocked with flowers and shrubs. Detached garage. Double gates leading to driveway and front garden.

TOTAL FLOOR AREA : 90.8 sq.m. (977 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

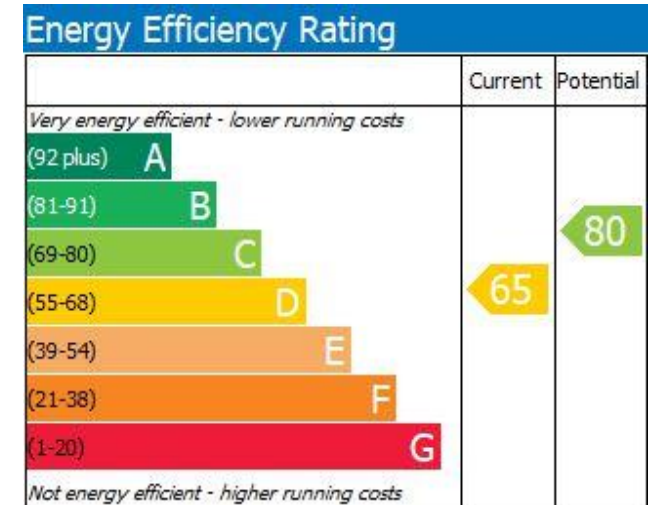
www.landregistry.gov.uk

<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 proceed south down Quarry Hill Road towards the doctor's surgery. Take the second turning left into Harrison Road. Take the last turning left into Monkton Road, this turns into Abbott Road and the property can be found at the end 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.

