



28 ISLES QUARRY ROAD, BOROUGH GREEN, KENT, TN15 8FP

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 **Hillier**  
Reynolds

# £440,000

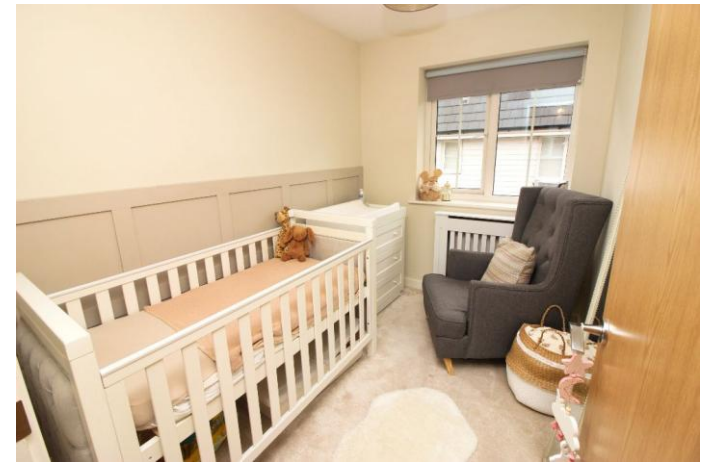
## FREEHOLD

3 bedroom end of terraced home built in 2016.

2 reception rooms, en-suite, downstairs W.C. and separate office.

Quiet location less than 1 mile from Borough Green High Street & station.





This beautifully presented 3 bedroom end of terraced family home is located in a quiet position towards the end of a cul de sac on the popular and sought after Hazelbourne Estate.

The property was built by Crest Homes in 2016 and has the remainder of a 10 year NHBC. The home has been owned since new by the current owners and in that time they have updated and remodelled making it a stunning home that you could move straight into.

The Hallway has a useful storage cupboard for coats and shoes amongst other things. If to be a busy family or sociable home then having the downstairs W.C. will be a great bonus. The Kitchen/Diner is open plan and has plenty of storage cupboards, work top space and some built in appliances to remain. The spacious Lounge overlooks the rear garden and there is a further large storage cupboard that stretches under the stairs.

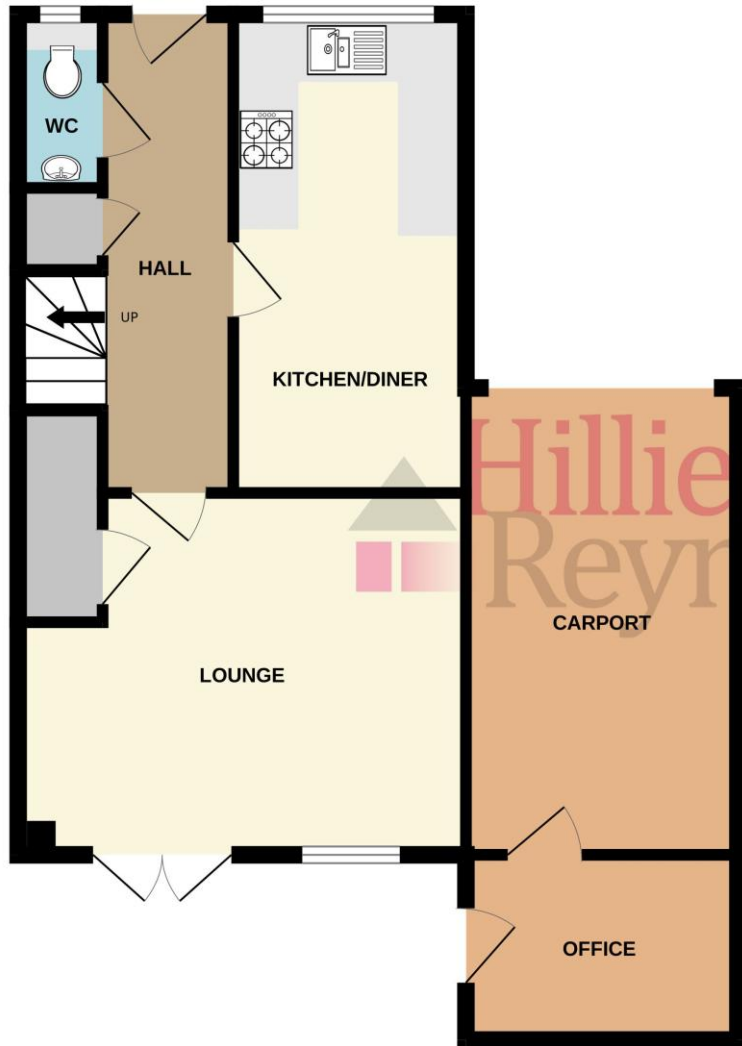
Upstairs there are 3 good sized bedrooms. The Master Bedroom has fitted wardrobes and its own en-suite shower room. The second bedroom is a double and the third is a good sized single. The Family Bathroom is well-fitted with modern white suite.

Outside the home has a lovely, easy maintenance rear garden that has been landscaped and constructed by the current owners. There is a lower patio area with steps leading to a synthetic lawn area. There is a further patio area ideal for entertaining or dining al-fresco. A personal door takes you through to a newly converted office which is self-contained with its own power and light. There is then a further door which leads you to the car port and driveway for 1 car.

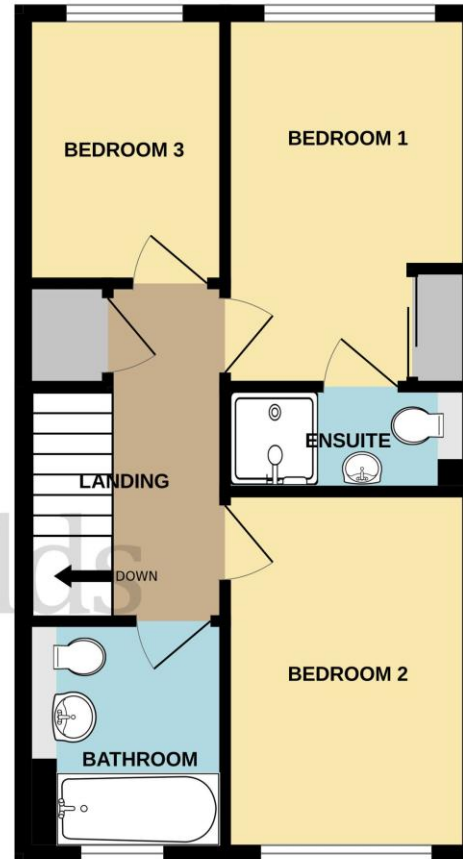
The home is situated on a small spur off of Isles Quarry Road making it feel even more private. Borough Green village centre is less than a mile walk away and has a good selection of shops and cafes. The mainline railway station is a short walk further on and has regular services to London Bridge, Charing 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  
58.0 sq.m. (625 sq.ft.) approx.



1ST FLOOR  
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 97.2 sq.m. (1047 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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## Entrance Hallway

## W.C.

## Kitchen/Diner

16'1" (4.90m) x 7'10" (2.39m)

## Lounge

15'1" (4.60m) 12'2" (3.71m)

## First Floor Landing

## Bedroom 1

11'10" (3.61m) x 8'4" (2.54m)

## En-suite

## Bedroom 2

12'9" (3.89m) x 8'3" (2.51m)

## Bedroom 3

9'1" (2.77m) x 6'5" (1.96m)

## Bathroom

## Outside

Courtyard garden to front with driveway for 1 car leading to -

**Car Port** - 15'8" (4.78m) x 9'5" (2.87m)

Rear garden comprising of patio area, steps leading to synthetic lawn area with further patio. Personal door to -

**Office/Studio** - 9'2" (2.79m) x 6'3" (1.91m)



## Route to View

From our office in Borough Green head west along the Sevenoaks Road towards Ightham. At the second roundabout take the first left onto Dark Hill Road. Take the next right into Hazelbourne Avenue. Take the second right into Isles Quarry Road. As the road bends to the right there is a spur and the home is here on the right hand side.

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](http://www.environment-agency.gov.uk)

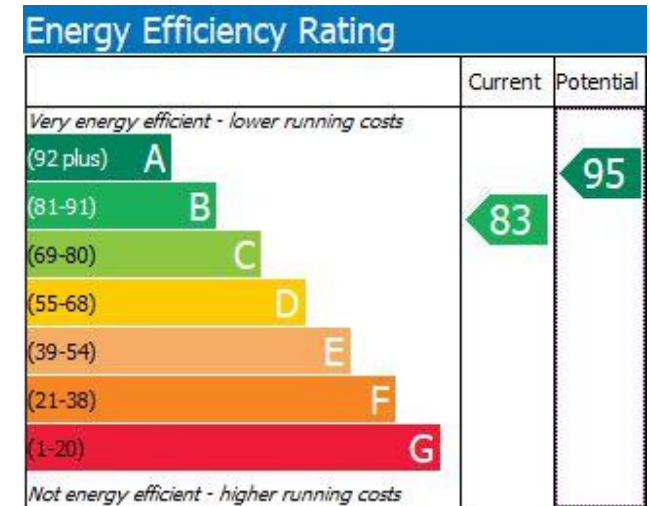
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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