



13 TILLMANS, BOROUGH GREEN, KENT, TN15 8SL

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 **Hillier**  
Reynolds



O.I.E.O.

£475,000

FREEHOLD

Four-bedroom townhouse in sought after cul-de-sac location.

Master bedroom with dressing area and en-suite.

Low maintenance rear garden. Walking distance to village centre and MLS. NO ONWARD CHAIN.





We are pleased to market this spacious and attractive four- bedroom town house that is located in a sought- after cul-de-sac within walking distance of the village centre and mainline station. The property is offered for sale with NO ONWARD CHAIN.

As you enter the property there is a large entrance hall which has an integral door leading into the garage as well as a useful utility room. The second bedroom is located on this floor and is a bright and sunny room with an en-suite shower room. French doors lead out to the landscaped low maintenance garden which has a circular paved patio as well as a decked area.

On the first floor you will appreciate how spacious and light this property is. The lounge is located at the front of the property and has French doors and Juliet balcony. This well-proportioned generous room is decorated in calm neutral tones and has an attractive fireplace as a central focal point of the room. The current owner has screened off the dining area, however, this can be removed and the room opened back up to provide an open plan living and dining area. The dining area is connected to the kitchen by an archway. The kitchen over-looks the garden and is well-fitted with a good selection of units and worktop space.

On the second floor you will find three further bedrooms as well as a family bathroom. The master bedroom is, again, located at the front of the property and is a generous sunny room with French doors and a Juliet balcony. There is a good selection of built-in wardrobes as well as a dressing area and en-suite shower room. The third bedroom is as a double room that over-looks the garden. This room also has a good selection of fitted units providing plenty of storage space. The fourth bedroom is a good sized single room with built in wardrobe. A family bathroom completes the accommodation on this floor.

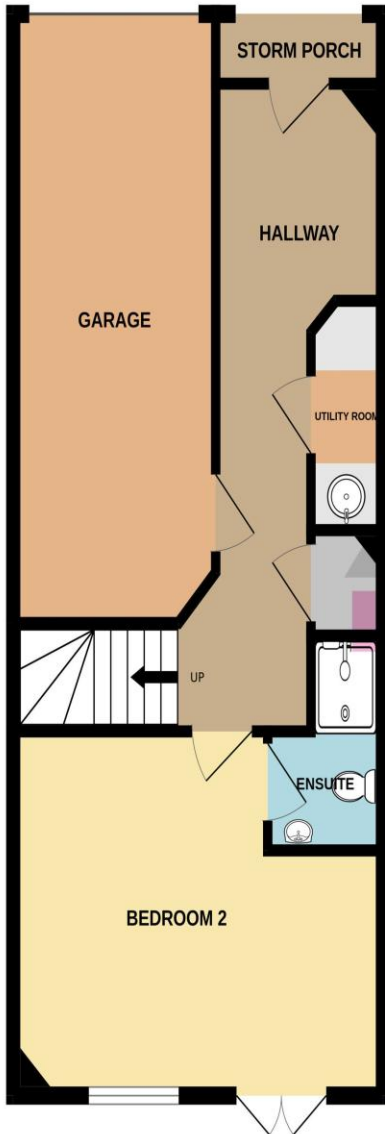
At the front of the property there is a garage and driveway with parking for one car.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a village hall, library and medical centre as well as a large recreation ground. The village has pre-school nurseries, a Primary school and a sought after secondary school near the neighbouring village of Wrotham. 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. Sevenoaks town centre, with its comprehensive range of shopping, recreational and educational facilities is approx. 7 miles away.

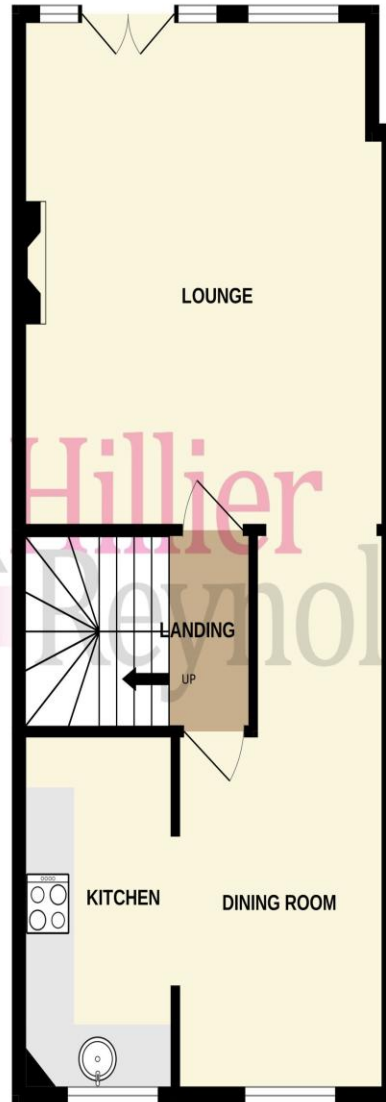
This property is offered for sale with NO ONWARD CHAIN. Viewing is by appointment only.

# ACCOMMODATION

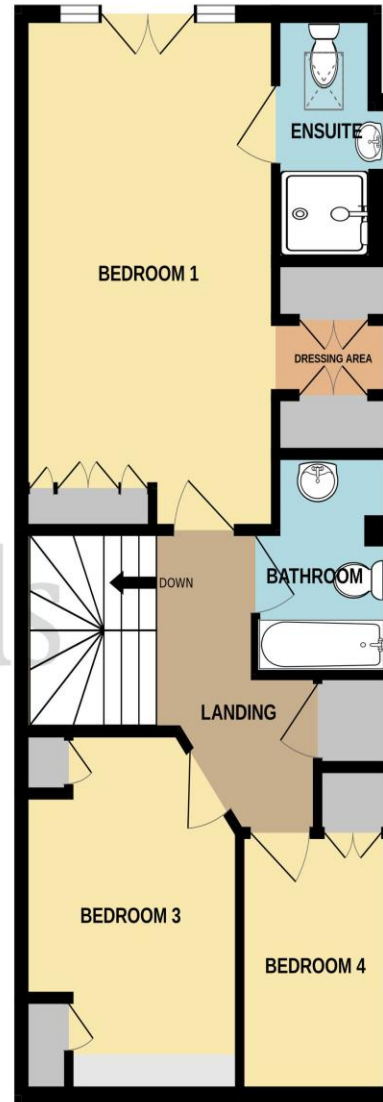
GROUND FLOOR  
49.9 sq.m. (538 sq.ft.) approx.



1ST FLOOR  
49.6 sq.m. (533 sq.ft.) approx.



2ND FLOOR  
49.7 sq.m. (535 sq.ft.) approx.



TOTAL FLOOR AREA : 149.3 sq.m. (1607 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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## Hallway

### Bedroom 2

15'5" (4.70m) x 11'10" (3.61m) max measurement

### En-suite

### Utility Room

7'5" (2.26m) x 3'2" (0.97m)

## First Floor Landing

### Lounge

16'7" (5.05m) x 15'5" (4.70m)

### Dining Room

17'9" (5.41m) x 8'7" (2.62m) L-Shape

### Kitchen

11'11" (3.63m) x 6'5" (1.96m)

## Second Floor Landing

### Bedroom 1

16'2" (4.93m) x 10'7" (3.23m)

### Dressing Area

### En-Suite

### Bedroom 3

11'11" (3.63m) x 8'9" (2.67m)

### Bedroom 4

8'6" (2.59m) x 6'4" (1.93m)

### Bathroom

### Outside

Low maintenance westerly facing landscaped rear garden. Paved patio, gravelled area and decking.

### Garage - 19'9" (6.02m) x 8'5" (2.57m)

Driveway with parking for one car.





## Route to View

From our office in Borough green proceed east towards St. Mary's Platt along the A25 Maidstone Road. After the recreation ground turn right into Crouch Lane and then take the second turning on your right into Tillmans. The property can be found 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)

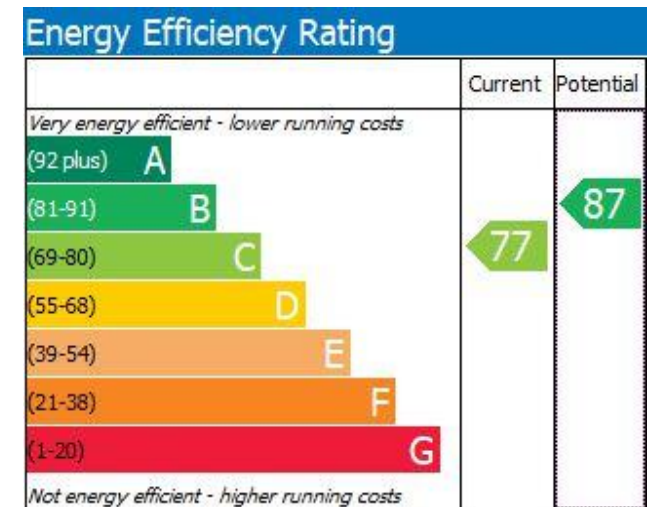
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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:

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

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