



1 FAIRFIELD ROAD, BOROUGH GREEN, KENT, TN15 8DJ

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 **Hillier**
Reynolds

GUIDE PRICE

£300,000 £320,000

LEASEHOLD

Well-presented two bedroom ground floor maisonette.

Beautiful established westerly facing private garden.

Walking distance to village centre and MLS.





We are delighted to market this spacious and well-presented two bedroom ground floor maisonette. The property is located in a popular road just a short walk away from the village centre and MLS.

As soon as you enter the property you will appreciate how light and bright the entrance hall is. The property is decorated in calm neutral colours throughout. You will find the lounge on your left-hand side. This is a generous and well-proportioned sunny room with an attractive fireplace as a central focal point of the room. The kitchen is located at the rear of the property and over-looks the garden. The kitchen it is well-fitted and stylish with a good selection of kitchen units and work-top space. Next door to the kitchen is a sun room that the current owner also uses as a dining area. There are French doors providing direct access out to the large, private, and well-established westerly facing rear garden. The garden is mainly laid to lawn and there is a large patio area as well as two wooden storage sheds.

Both bedrooms are double rooms, the largest of which is located at the front of the property. There is a built-in wardrobe and plenty of space for bedroom furniture. The second bedroom over-looks the garden and has a large selection of built in wardrobes.

The shower room is modern with a large walk-in shower cubicle and stylish white vanity unit.

A pretty front garden wraps around the property.

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.

Viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR 65.4 sq.m. (704 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 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

Lounge

14'9" (4.50m) x 10'7" (3.23m)

Kitchen

14'9" (4.50m) x 7'4" (2.24m)

Garden Room

15'3" (4.65m) x 5'5" (1.65m)

Bedroom 1

12'5" (3.78m) x 10'8" (3.25m)

Bedroom 2

10'5" (3.18m) x 8'7" (2.62m)

Shower Room

Outside

Fully enclosed established westerly facing private garden mainly laid to lawn. Patio area and two wooden storage sheds. Front garden mainly laid to lawn.



Route to View

From our office in Borough Green proceed North along the High Street heading towards the train station. At the end turn right into Wrotham Road. Go past the train station and take the next turning left into Fairfield Road. Take the next turning left and the home can be found at the end 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

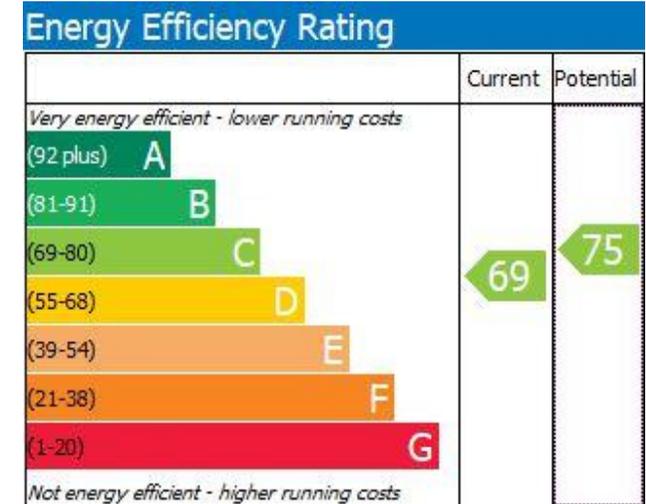
www.landregistry.gov.uk

<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:

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