



17 STALEYS ROAD, BOROUGH GREEN, KENT, TN15 8RL

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£550,000

FREEHOLD

Four bedroom extended semi-detached family home.

Master bedroom with en suite shower room and stunning views.

Driveway and double garage. NO ONWARD CHAIN.



Kellier  
ynolds



We are pleased to market this extended four bedroom semi-detached family home that is located on the corner of a cul-de-sac in a popular and sought-after road within walking distance of the village centre and MLS with services to London Bridge, Charing Cross and Victoria.

This attractive property has a useful entrance porch ideal for storing coats and shoes. The lounge/ diner is a generous and well-proportioned room. The lounge area has a fireplace as a central focal point and a large window allows for plenty of natural light. The dining room is conveniently located next door to the kitchen which is well-fitted with modern shaker style units and wooden work tops. From the dining room there are patio doors that lead out to the garden room. This is a bright and sunny room in which to enjoy views over the garden. There is a utility room which has access directly out to the garden and detached double garage.

The garden faces in a south westerly direction and is mainly laid to lawn with borders stocked with mature flowers and shrubs. There is also a well-established vegetable patch. Double gates lead to the block paved driveway at the front of the property.

This spacious family home is arranged over three floors. On the first floor you will find two double bedrooms as well as a single room that the current occupiers use as an office. The family bathroom is well-fitted with a bath and shower over. On the second floor you will find the generous master bedroom that enjoys stunning far-reaching views towards Ightham village and church. There is an en suite shower room.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, sought after primary school and medical centre as well as a large recreation ground. The mainline station has regular services to London Bridge, Charing Cross and Victoria as well as Ashford. The neighbouring villages of Wrotham, Ightham and St Mary's Platt are also within walking distance and all have popular primary schools. There are good transport links to other secondary and grammar schools in the area and Wrotham secondary school is within walking distance. There are good road links with the M20, M26 Motorways just a short drive away.

Viewing is strictly by appointment only.

# ACCOMMODATION

## Porch

## Hallway

## Lounge

14'9" (4.50m) x 12'4" (3.76m)

## Dining Room

10'3" (3.12m) x 9'10" (3.00m)

## Conservatory

10'1" (3.07m) x 9'1" (2.77m)

## Kitchen

11'7" (3.53m) x 7'11" (2.41m)

## Utility

8'6" (2.59m) x 6'7" (2.01m)

## First Floor Landing

## Bedroom 2

13'6" (4.11m) x 10'11" (3.33m)

## Bedroom 3

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

## Bedroom 4

7'6" (2.29m) x 6'0" (1.83m)

## Second Floor

## Bedroom 1

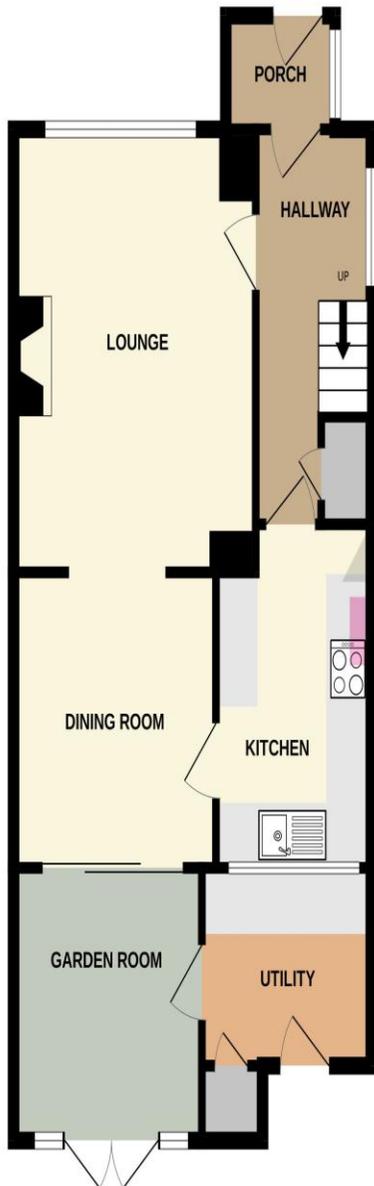
17'5" (5.31m) x 13'7" (4.14m) maximum measurements

## En-suite

## Outside

Mature south westerly facing garden. Mainly laid to lawn with borders stocked with flowers and shrubs. Vegetable patch. Greenhouse and paved patio area. Detached double garage. Double gates to block paved driveway.

GROUND FLOOR  
56.5 sq.m. (608 sq.ft.) approx.



1ST FLOOR  
41.1 sq.m. (443 sq.ft.) approx.



2ND FLOOR  
30.3 sq.m. (326 sq.ft.) approx.



TOTAL FLOOR AREA: 127.9 sq.m. (1377 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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## Route to View

From our office in Borough Green proceed south along Quarry Hill Road. Take the second turning right into Conyerd Road. At the end turn left into Staleys Road and the property can be found on the left-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)

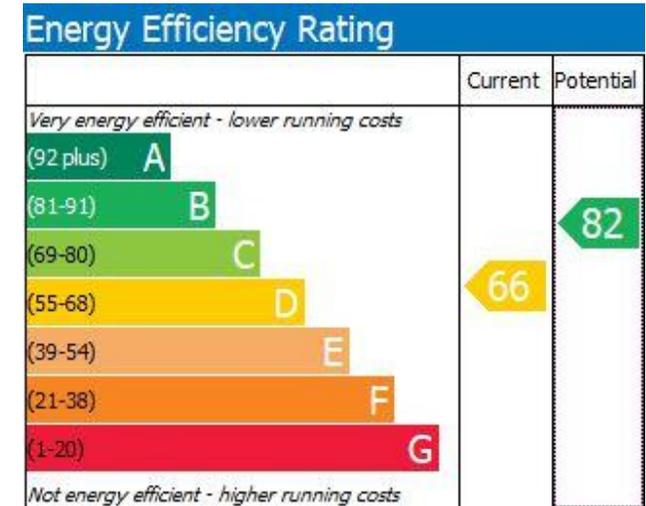
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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

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