



19 WESTERN ROAD, BOROUGH GREEN, KENT, TN15 8AL

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 **Hillier**
Reynolds

£285,000

FREEHOLD

Beautifully presented two bedroom Victorian mid terrace home.

Well established south facing rear garden with decked area.

Walking distance to mainline station and High street.





This beautifully presented, two bedroom Victorian terraced home will appeal to not only first time buyers but those looking to downsize to a spacious and conveniently located character property.

From your first impression of the property you will notice the traditional style and arched entrance as well as the large bay window. Entering into the hallway you will be surprised how light and bright the property is. The large sitting room and dining room have been opened up for many years and allows for a sociable, yet, still cosy family and entertaining room. The stunning fireplace is a real character feature of the property and is an attractive focal point. The large bay window lets in plenty of natural light.

The kitchen is modern and well fitted and has a good selection of storage cupboards and work top space. There is a back door that leads directly out to the sunny and well established garden. A recently added decked area is perfect for entertaining and enjoying the evening sun. At the end of the garden is a useful garden shed.

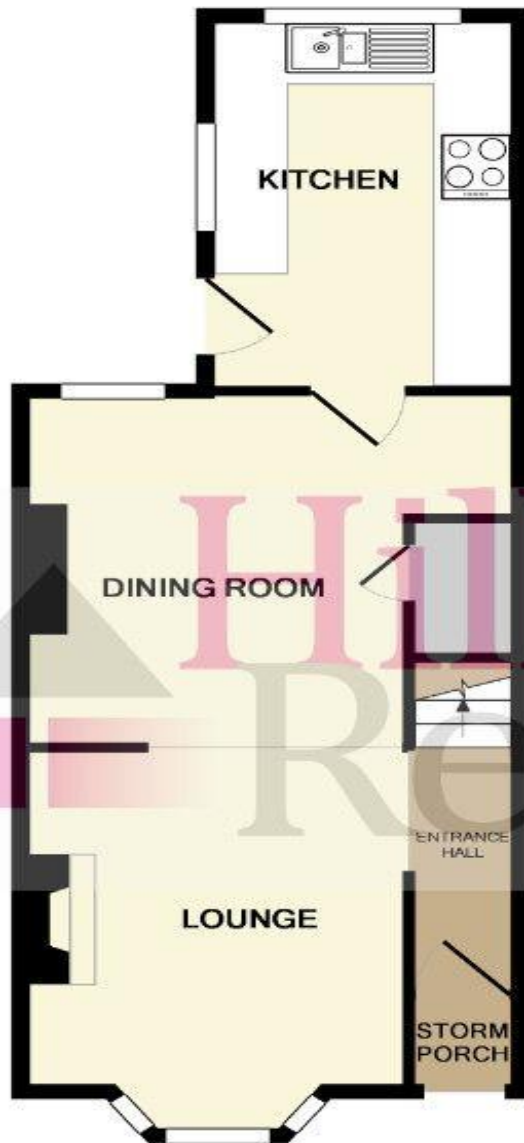
Upstairs you will be impressed by the large master bedroom to the front of the property that has ample space for wardrobes and bedroom furniture. The second bedroom is also large enough for a double bed although the current owners use this as a generous sized single bedroom.

The upstairs bathroom is a real bonus with this style of property and this spacious bathroom will not disappoint. Benefiting from plenty of natural light, as with the rest of the property this room is well fitted and well maintained.

The location of this property is hard to beat if you are a commuter as the mainline station to is just a short stroll away, as is the bustling High Street with its selection of local shops. The popular Borough Green Primary School is also on your doorstep and the highly rated Wrotham Secondary school is just a ten minute walk away.

This home oozes warmth and character and we have no doubt that it will not be on the market for long so call us today to book your viewing.

ACCOMODATION



GROUND FLOOR



1ST FLOOR

Entrance Hall
11'8" (3.56m) x 2'11" (0.28m)

Lounge/Diner
23'05" (7.14m) x 10'02" (3.10m)

Kitchen
12'07" (3.84m) x 7'10" (2.39m)

First Floor

Landing

Bedroom 1
13'09" (4.19m) x 11'02" (3.40m)

Bedroom 2
11'09" (3.58m) x 8'02" (2.49m)

Bathroom
12'07" (3.84m) x 7'11" (2.41m)

Outside

Southerly facing garden of approximately 40ft. Lawn area with mature flower and shrub borders plus decked entertaining area. Garden shed.
Front garden comprising of paved area with fencing surround.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 north along the High Street. At the end turn left into Western Road and the property can be found on the left hand side denoted by our For Sale board.

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.

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)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact CO2 Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

