

30 FAIRFIELD ROAD, BOROUGH GREEN, KENT, TN15 8DP

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

Hillier Reynolds

£525,000

FREEHOLD

Beautifully presented and extended three bedroom semi-detached family home.

Generous easterly facing garden with studio.

Detached garage and block paved driveway with parking for multiple cars.

Popular location within a short walk of the MLS and village.







The Property Ombudsman







We are delighted to market this beautifully presented and extended three bedroom semi-detached family home that is located in a popular road within walking distance of the village centre and mainline station.

This stunning property has been renovated and updated by the current owners and is now a modern and stylish family home that can be moved straight into. As you enter the property you will find a large entrance hall which is ideal for storing coats and shoes. On your right-hand side you will find the large open plan living and dining area. This area has been beautifully extended by the current owners and has clearly defined dining and living spaces. The dining area is located next to the kitchen and has an attractive log burner as a central focal point of the room. The living area is located at the rear of the property and is a generous and well-proportioned room with bi-fold doors leading out to the fully enclosed easterly facing garden. The garden is mainly laid to lawn with a large paved patio area which is ideal for entertaining family and friends. At the rear of the garden is a studio which the current owners use as a home office. At the rear of the studio is a large storage shed. A side gate leads to the detached garage and front of the property where you will find a block paved driveway with parking for multiple cars.

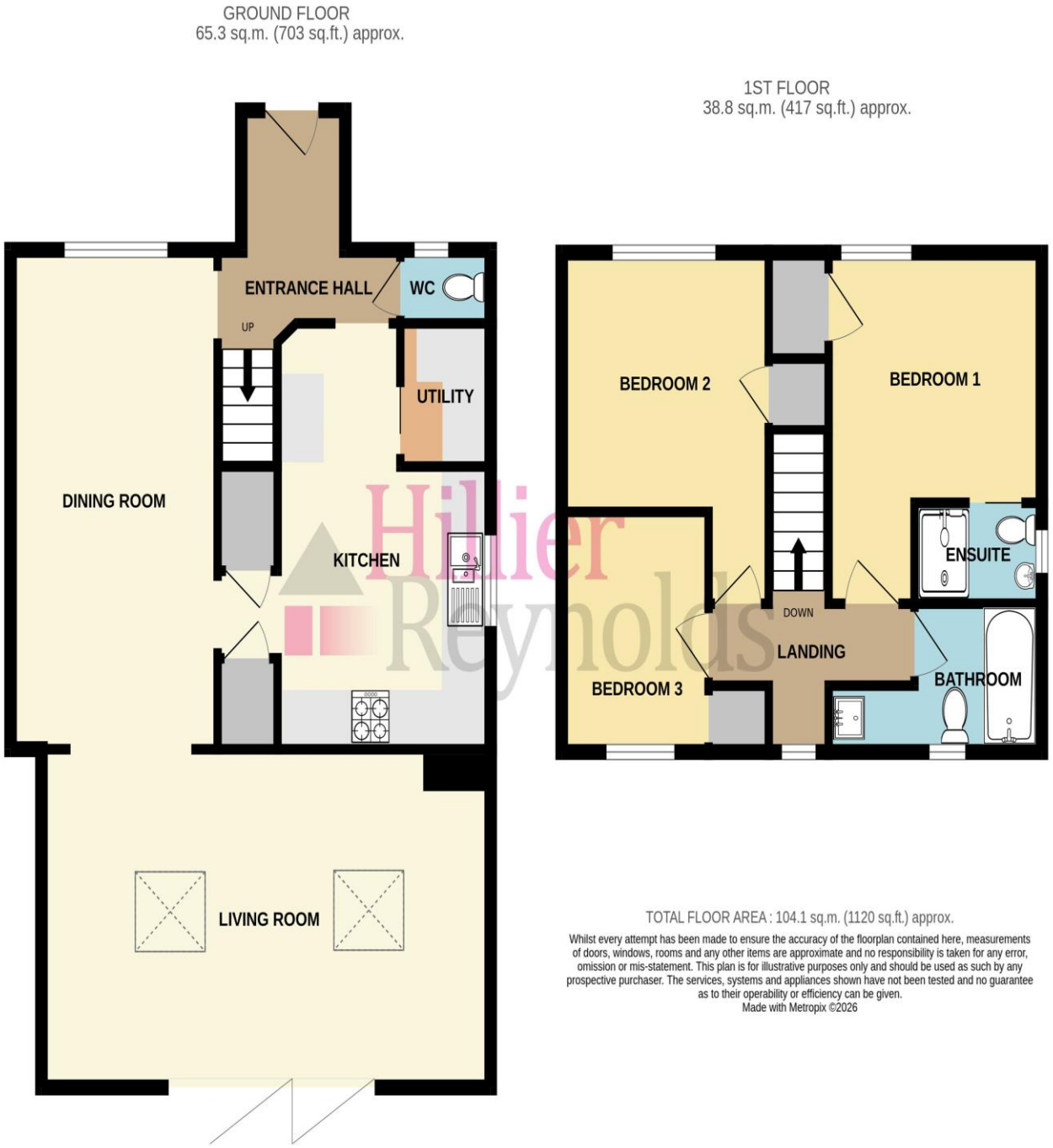
The kitchen has been well-designed with a good selection of stylish units. There is a useful laundry room next door to the kitchen as well as a cloakroom.

Upstairs you will find three well-proportioned bedrooms. The master bedroom is located at the front of the property and has a beautiful en suite shower room. The second double bedroom has a large built in wardrobe. The third bedroom is a generous single room over-looking the garden.

The family bathroom has been re-fitted with stylish tiles and a modern white suite. The bath has a shower over.

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

Entrance Hallway

Cloakroom

Dining Room
18'6" (5.64m) x 9'9" (2.97m)

Living Room
21'1" (6.43m) x 12'6" (3.81m)

Kitchen
15'8" (4.78m) x 9'6" (2.90m)

Utility Room
4'8" (1.42m) x 4'4" (1.32m)

First Floor Landing

Bedroom 1
9'7" (2.92m) x 9'3" (2.82m)

En-suite

Bedroom 2
9'9" (2.97m) x 9'7" (2.92m)

Bedroom 3
8'9" (2.67m) x 6'11" (2.11m)

Bathroom

Outside
Fully enclosed easterly facing garden mainly laid to lawn with large paved patio area. Studio and storage shed. Gate leading to detached garage and block paved driveway with parking for multiple vehicles.

Studio - 9'2" (2.79m) x 9'0" (2.74m)

Store - 9'2" (2.79m) x 3'8" (1.12m)

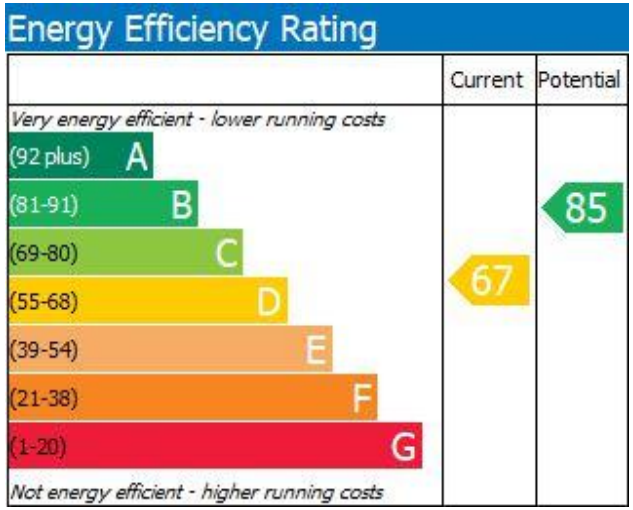
Garage - 15'8" (4.78m) x 8'10" (2.69m)



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)



Route to View

From our Borough Green office proceed North along the High Street. At the end turn right into Wrotham Road and go past the train station. Take the next turning left into Fairfield Road then take the second turning on your left staying on Fairfield Road. The property can be found on the right-hand sideas 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.







