



11 MCDERMOTT ROAD, BOROUGH GREEN, KENT, TN15 8SA

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£525,000

FREEHOLD

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

Fully enclosed westerly facing garden.

Sought after location within walking distance of MLS and village centre.



**The Property
Ombudsman**



We are pleased to market this well-presented and extended three bedroom semi-detached family home that is located in a popular and sought after road within easy walking distance of the village centre and mainline station with services to London Bridge, Charing Cross and Victoria.

Available to the market for the first time in over 30 years, this well-loved family home has been well-maintained by the current owners. As soon as you enter the property you will appreciate how light and bright the home is. The lounge is a sunny well-proportioned and generous room with an attractive open fireplace as a central focal point of the room. The Kitchen/Breakfast room is a spacious and sociable area that leads through to the large utility room, storage room and useful cloakroom. The kitchen is well-fitted with a good selection of units and work-top space. The dining room would also make a wonderful family/playroom if required as there is plenty of space in the breakfast room for a dining table. A back door from the breakfast room leads out to the fully enclosed and pretty westerly facing rear garden which has a large paved patio area. Two steps lead up to the lawn area and there are two wooden storage sheds. There is side access to the front of the property where you will find a car port and driveway as well as a front garden.

Upstairs the landing is bright and sunny. The master bedroom is located at the front of the property and has a large selection of built in storage cupboards. Bedroom two is a generous double room over-looking the garden and the third bedroom is a good-sized single room.

The shower room is well-fitted with a large shower cubicle and white vanity units.

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 Marys 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.

GROUND FLOOR
72.9 sq.m. (785 sq.ft.) approx.



1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 114.8 sq.m. (1235 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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ACCOMMODATION

Porch

Hallway

Lounge

25'0" (7.62m) x 12'4" (3.76m) reducing to 10'1" (3.07m)

Dining Room

11'7" (3.53m) x 8'3" (2.51m)

Kitchen

11'9" (3.58m) x 8'1" (2.46m)

Breakfast Room

11'0" (3.35m) x 7'10" (2.39m)

Utility Room

15'5" (4.70m) x 7'0" (2.13m)

Storage Room

9'7" (2.92m) x 3'6" (1.07m)

WC

First Floor Landing

Bedroom 1

13'5" (4.09m) x 9'2" (2.79m)

Bedroom 2

10'7" (3.23m) x 9'2" (2.79m)

Bedroom 3

10'3" (3.12m) x 7'6" (2.29m)

Shower Room

Outside

Fully enclosed westerly facing garden. Large patio area. Two steps up to lawn and borders. Two wooden storage sheds. Side access to front of property with driveway and front garden.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Route to View

From our office in Borough Green proceed south down Quarry Hill Road towards the doctor's surgery. Take the second turning left into Harrison Road. Take the next left into McDermott Road and the home can be found on the left-hand side as 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.

