£272,000

FREEHOLD

A well-presented 2 bedroom terraced character cottage.

Found in an incredibly convenient position near the High Street & Train station.

A Detached Garage is found to the rear of the home.
This 2 bedroom terraced cottage is found in an extremely convenient position within the heart of Borough Green.

Found within a few hundred yards is the High Street, this makes popping to the shops as easy as could be. If you commute to London you will love the few minutes' walk to the station platform where a regular service takes commuters into London Victoria. For those with young children the school run will be just as easy having the popular Borough Green Primary school found the same short walk away.

The home has central heating and is well-presented. The Lounge and Dining Room are open plan making it a large room, if you enjoy entertaining this will be a lovely space to hold a formal dinner or party.

The kitchen is an L-shape but does offer a lot of work-top and storage space and even has space for a small breakfast bar. The bathroom is on the ground floor and houses a white suite with modern fresh tiling.

Upstairs are 2 good sized bedrooms. The main bedroom is a good sized double room and has plenty of wardrobe and over-bed storage space. The second bedroom is a reasonable sized single that the current owners use as a study/hobby room.

Outside there is a pretty cottage garden of approximately 30ft with lawn and a flower and shrub border.

Parking will be no problem here as there is a detached garage found to the rear of the home. The garage offers plenty of potential for different uses. It could be used for the car but also could be used as a workshop or even converted into a home office. It could be taken down which would leave ample parking for 1 or possibly 2 small cars. Whatever you choose it is an incredibly rare benefit for a house of this age.

So if you are dreaming of a well-looked after home in a setting that is incredibly convenient and practical then this home should be one you view without delay.
**ACCOMMODATION**

Entrance Door to:

Lounge  
10'11" (3.33m) x 10'8" (3.25m)

Dining Room  
9'6" (2.90m) x 8'4" (2.54m)

Kitchen  
11'5" (3.48m) x 10'3" (3.12m) max measurement L-shape

Bathroom  
5'7" (1.70m) x 5'2" (1.57m)

First Floor

Landing

Bedroom 1  
10'11" (3.33m) x 10'11" (3.33m)

Bedroom 2  
9'9" (2.97m) x 8'2" (2.49m)

Outside

Rear garden comprising of lawn area with flower and shrub borders.

Detached Garage 16'0" (4.88m) x 9'2" (2.79m)

Front patio garden which is accessed via shared steps and path.
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

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

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Not energy efficient - higher running costs

Environmental Impact CO2 Rating

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Not environmentally friendly - higher CO2 emissions

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.