



9 COMMON ROAD, IGHTHAM, KENT, TN15 9DY

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 **Hillier**  
Reynolds

# £525,000

## FREEHOLD

A well-presented and extended 3 bedroom semi-detached family home.

Wonderful westerly facing gardens with detached garage to rear.

Found in an idyllic position within popular Ightham village.





Found in a pretty lane within the popular village of Ightham is this well-presented & extended 3 bedroom semi-detached family home.

Ightham is a beautiful village on the outskirts of Borough Green. For commuters you have the choice of either Borough Green station which is approximately 2 miles away or Sevenoaks station which is less than 6 miles away. For schooling there is a variety of schools within a few miles and Ightham has its own popular Primary school in the village. Having all these facilities so close is fantastic but if you want to immerse yourself in the beautiful Kent countryside you can find it literally on your door step.

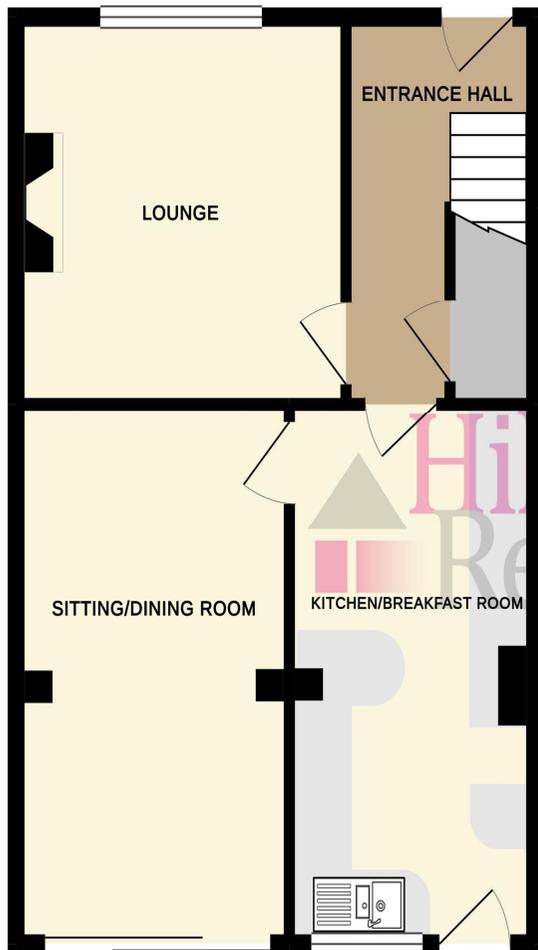
The home has been incredibly well-maintained and loved by the current owners for nearly 3 decades and is now ready to be a wonderful family home again for decades to come. You enter the home via an attractive timber built storm porch providing shelter for the entrance door. The separate entrance hallway has an under-stairs cupboard providing useful storage and there is also space to hang coats and shoes. The lounge has wood flooring, a lovely fireplace as a focal point and is large enough to be a cosy living room but could also be used as the formal dining room. This is because the sitting/dining room is such a large room it could be used as either. Perhaps in the warmer months it could be the lounge as has patio doors that open onto the garden and in the colder months switch the lounge to the front for a more cozier feel. However you choose to have the layout both rooms are bright and spacious. The kitchen/breakfast room also benefits from the rear extension that, we understand, was constructed in the 1980's. It is now offers plenty of work top and cupboard space still leaving room for a central breakfast bar.

Upstairs are 3 great sized bedrooms. The master bedroom is a generous sized double room, it also has an alcove that the current owners use as an office area but could also be used as a built in wardrobe. The second bedroom is again a large double room that has stunning views to the woodland at the rear. This room would be a dream for any child, one end is large enough for a double bed whilst the other can be a snug area for having friends over. The third bedroom is a good sized single bedroom although is currently used as a study by the current owners. There is also the benefit of having a separate laundry room that houses plenty of storage for linen and space for tumble dryer.

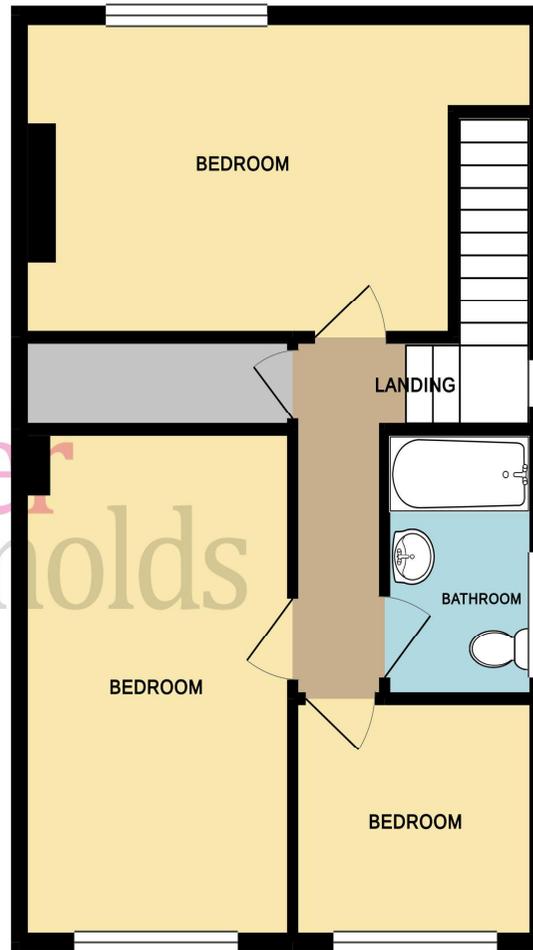
Outside are gardens for the whole family to enjoy. There is a paved patio area to hold a summer party on or eat al-fresco into the evening to enjoy the Westerly sunshine. If you enjoy pottering in the garden there is plenty here to keep you busy with a wealth of flowers and shrubs to tend. The children can have hours of fun in the garden as there is plenty of space to play in. If you need plenty of parking you could not ask for more here as the driveway stretches from the front to the rear. The detached garage would make an ideal workshop, store as well as somewhere to store the car. There is also an additional woodland and meadow found to the rear of the home that is currently used by the owners, more details of this can be obtained from our office.

So if you are searching for a large family home that you could stay in for years to come and is set within a convenient yet semi-rural position this home should be featuring high on your viewing list.

GROUND FLOOR



1ST FLOOR



## ACCOMODATION

### Entrance Hallway

### Lounge

11'11" (3.63m) x 11'7" (3.53m)

### Dining/Sitting Room

16'7" (5.05m) x 9'7" (2.92m)

### Kitchen/Breakfast Room

16'7" (5.05m) x 8'7" (2.62m)

### First Floor

### Landing

### Bedroom 1

15'7" (4.75m) x 9'11" (3.02m)

### Bedroom 2

15'6" (4.72m) x 8'9" (2.67m)

### Bedroom 3

8'8" (2.64m) x 7'6" (2.29m)

### Bathroom

7'8" (2.34m) x 5'5" (1.65m)

### Laundry Room

9'5" (2.87m) x 2'10" (0.86m)

### Outside

Rear garden that faces a westerly direction. Mainly lawn with established flowers and shrubs. Patio area. Shed to remain. Driveway for multiple vehicles that leads to:

**Detached Garage-** 17'6" (5.33m) x 13'3" (4.04m)

Front garden that comprises of lawn area and driveway for 3 cars that continues to the rear.

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 west along the Sevenoaks Road towards Ightham. Go straight over the first 2 roundabouts heading towards Sevenoaks. After approximately 1 mile you will see the recreation ground on your right, immediately left is Common Road. The home can be found on the right hand side denoted by our For Sale board.

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.

For more information or to arrange an appointment to view, please contact us on:

**01732 884422**

**[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)**

**[www.hillier-reynolds.co.uk](http://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](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)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

### Environmental Impact CO2 Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

