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 **Hillier**
Reynolds

£525,000

FREEHOLD

A stunning 4 bedroom detached Gough Cooper family home.

3 reception rooms, beautiful Kitchen/Breakfast room plus downstairs cloakroom.

Found in an incredibly popular and convenient location within Borough Green.





Nestled at the end of a quiet cul de sac is this beautifully presented 4 bedroom detached home. It has so much to offer for a growing family and with the location it sits in it certainly will be popular.

When looking for that next step up the ladder to a larger family home most will want a house big enough to grow into and stay in for the next 10 years plus whilst the children grow through their school years. The space this home offers will certainly allow that length of time to be a reality and the quality of the fittings and the decor will allow you to move straight in and not have a thing to do for some time.

Once inside, the quality of the home is immediately evident as you notice the attractive internal oak doors and neutral colours. The entrance hallway is large enough to store coats and shoes and allows access to nearly all the ground floor rooms. If you work from home or want a space for children to do their homework in peace then you will love that there is a separate study. If to be a busy family home or if you enjoy entertaining then having the downstairs W.C. will be a necessity. There is the expected good sized lounge for all to relax in and it is a bright and airy room having French doors that open onto the garden. The kitchen/breakfast room will be the hub of the home as is large enough for a lovely centre island for the whole family to congregate around. If you enjoy cooking then you will appreciate the ample work top space as well as the storage space and integrated appliances sat behind a mix of gloss and wood effect doors. The conservatory is next and has a range of uses; it is currently used as the formal dining room but could also be a second lounge for older children or a playroom for the younger ones. Either way it has a pleasant outlook over the whole garden.

Upstairs the quality and size matches the downstairs. There are 2 double bedrooms that offer plenty of storage space and both of the single rooms are a good sized children's room. The family bathroom is again beautifully appointed with a modern suite.

Outside the gardens are well kept and offer something for everyone. Being a Southerly direction they gain the sunshine for most of the day. There is a lawn area for the children to play in and a decked patio area for entertaining or al-fresco dining on. Sitting so high from the neighbours behind makes the garden feel incredibly private and secluded. A personal door leads you into the garage that can be used for the car but would also make an ideal workshop or storage space.

For convenience you could not ask for more. After a hard day's work in London it will be a comfort to know that when you step off the train at Borough Green station you will have less than a half a mile stroll to your front door. An ideal time to de-stress and relax before getting home. Whether you have younger or older children the school run dash can be a thing of the past, both Wrotham Secondary and Borough Green Primary schools are within an easy walk away. There is also the convenience of having the High Street nearby offering all your day to day needs. Lastly is the benefit of the beautiful countryside that surrounds the area. Within again a short walk you can be stretching your legs or letting the children pedal off into the public footpaths and fields that are nearby.

So if looking for that bigger family home that is in a convenient position, offers practical living for years to come and has those extras to make life feel a little bit easier then this wonderfully presented home should be the next one you view.

ACCOMODATION



GROUND FLOOR

1ST FLOOR

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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Entrance Hallway

Cloakroom

Study

8'0" (2.44m) x 7'3" (2.21m) max measurements L-Shape

Lounge

16'0" (4.88m) x 15'2" (4.62m) max measurements

Kitchen/Breakfast Room

18'6" (5.64m) x 9'10" (3.00m)

Conservatory

9'6" (2.90m) x 9'5" (2.87m)

First Floor

Landing

Bedroom 1

11'11" (3.63m) x 11'3" (3.43m) plus recess

Bedroom 2

10'8" (3.25m) x 9'11" (3.02m)

Bedroom 3

8'1" (2.46m) x 7'8" (2.34m)

Bedroom 4

8'1" (2.46m) x 6'11" (2.11m)

Bathroom

Outside

Southerly aspect gardens comprising of patio lawn area, raised beds and decked patio area. Personal door to **Garage**.

Front garden comprising of lawn area with flowers and shrubs, driveway for 2/3 cars.



Route to View

From our office in Borough Green proceed south along Quarry Hill Road. Take the second left into Harrison Road then next left into McDermott Road. Keep left and the home can be found at the very end of the cul de sac.

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

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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		81
(55-68) D	60	
(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		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

