



6 CONYERD ROAD, BOROUGH GREEN, KENT, TN15 8RJ

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 **Hillier**  
Reynolds

# £450,000

## FREEHOLD

Three bedroom extended semi-detached home in need of updating.

Fully enclosed rear garden. Garage and driveway.

Sought after area within walking distance of village centre. NO ONWARD CHAIN.





We are pleased to market this three bedroom extended semi-detached family home that is available to the market for the first time in many years. The property is offered for sale with NO ONWARD chain and is in need of updating. The home is located in a popular road within walking distance of the village centre and MLS with regular services to London Bridge, Charing Cross and Victoria.

As you enter the property you will find the lounge on your left-hand side. This well-proportioned room has a large window to the front allowing for plenty of natural light. There are double doors that lead through to the generous dining room.

The kitchen has a good selection of cupboards and is large enough for a table and chairs. Next door to the kitchen is a utility room which has a door leading to the mature rear garden. A separate door leads into the garage. The garden is mainly laid to lawn with borders stocked with mature shrubs and flowers. There are two wooden storage sheds. A cloakroom completes the downstairs accommodation.

Upstairs you will find two double bedrooms as well as a large single room. The family bathroom has a bath and shower over.

This home provides a perfect opportunity for anyone looking for a project which will allow them to create their perfect family home.

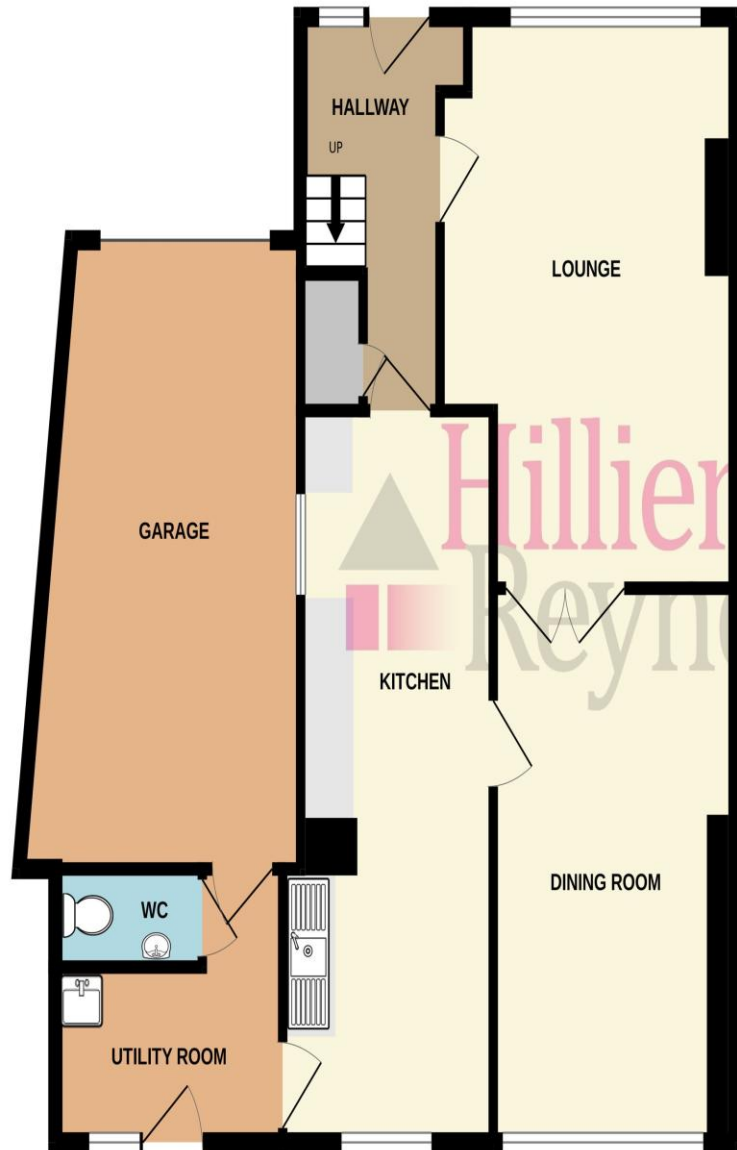
Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, sought after primary school and medical centre as well as a large recreation ground. The mainline station has regular services to London Bridge, Charing Cross and Victoria as well as Ashford. The neighbouring villages of Wrotham, Ightham and St Mary's 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.

# ACCOMMODATION

GROUND FLOOR  
79.2 sq.m. (852 sq.ft.) approx.

1ST FLOOR  
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA : 117.9 sq.m. (1269 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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## Entrance Hallway

## Lounge

16'7" (5.05m) x 11'2" (3.40m)

## Dining Room

17'10" (5.44m) x 10'1" (3.07m)

## Kitchen

21'3" (6.48m) x 8'0" (2.44m) increasing to 8'8" (2.64m)

## Utility Room

9'6" (2.90m) x 5'1" (1.55m)

## W.C.

## First Floor Landing

## Bedroom 1

12'0" (3.66m) x 10'11" (3.33m)

## Bedroom 2

9'2" (2.79m) x 9'1" (2.77m)

## Bedroom 3

8'11" (2.72m) x 7'6" (2.29m)

## Bathroom

## Outside

Fully enclosed rear garden mainly laid to lawn. Borders stocked with mature flowers and shrubs. Two wooden storage sheds.

**Garage** - 18'3" (5.56m) x 11'9" (3.58m) reducing to 9'7" (2.92m)



## 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)

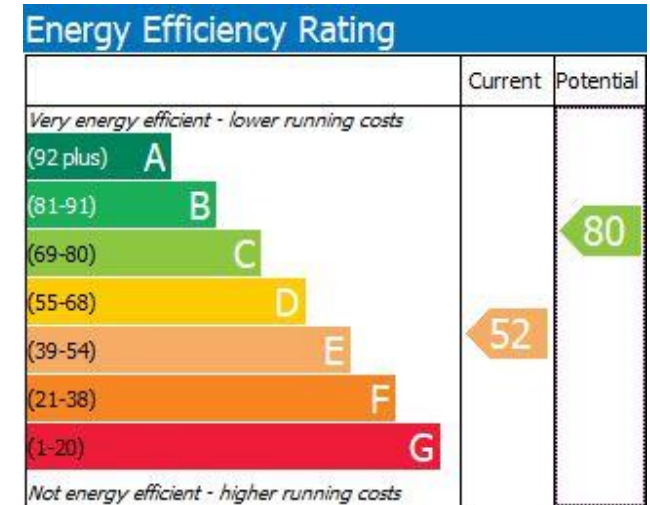
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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)



## Route to View

From our office in Borough Green proceed south down Quarry Hill Road. Take the second turning right into Conyerd Road. The home can be found on the right hand side 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](mailto:enquiries@hillier-reynolds.co.uk)

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

