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 **Hillier**  
Reynolds

# £395,000

## FREEHOLD

Beautifully presented two bedroom semi-detached house.

Easterly facing rear garden.  
Studio with shower room.

Walking distance to village centre and MLS. NO ONWARD CHAIN.





We are delighted to market this beautifully presented two bedroom semi-detached home which is located in a popular cul de sac within walking distance of the village centre with its selection of shops, cafes and MLS with regular services to London Bridge, Charing Cross and Victoria. This property is available with NO ONWARD CHAIN.

This attractive home has been well-maintained by the current owners. A light and bright hallway greets you as you enter the property. The lounge /diner is on the right. This well-proportioned room is tastefully decorated in calm neutral colours and has an attractive log burner as a central focal point of the room. Patio doors lead into a conservatory which provides an additional seating area or playroom.

The galley style kitchen is well-fitted with modern and stylish kitchen units. There is a back door leading out to the fully-enclosed easterly facing rear garden where you will find a large paved patio area which is ideal for entertaining family and friends. At the end of the garden is a spacious studio which has a shower room attached. This is an ideal space for anyone looking to work from home or alternatively this would be a perfect space for a home gym. To the side of the property is a large wooden storage shed and side access to the front of the property where you will find a block paved driveway with parking for several cars.

Upstairs are two spacious double bedrooms as well as a well-fitted and modern family bathroom.

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  
38.7 sq.m. (417 sq.ft.) approx.

1ST FLOOR  
28.4 sq.m. (305 sq.ft.) approx.

## Hallway

## Lounge/Diner

19'6" (5.94m) x 9'9" (2.97m)

## Conservatory

9'6" (2.90m) x 9'4" (2.84m)

## Kitchen

12'10" (3.91m) x 5'11" (1.80m)

## First Floor Landing

## Bedroom 1

13'1" (3.99m) x 9'3" (2.82m)

## Bedroom 2

10'0" (3.05m) x 9'11" (3.02m)

## Bathroom

## Outside

Fully enclosed easterly facing rear garden mainly laid to lawn. Large paved patio area. Wooden storage shed and side access to front of property. Block paved driveway with parking for several cars.

**Studio** - 13'3" (4.04m) x 10'2" (3.10m) + Shower Room

TOTAL FLOOR AREA : 67.1 sq.m. (722 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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## 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 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Route to View

From our office in Borough Green proceed east along the Maidstone Road towards St Mary's Platt. After approximately half a mile turn left into Crow Hill Road. At the end turn right into Lingfield Road and then next right into Ascot Close. The property can be found on the left hand side.

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.

