

FLAT 5, 1 HAZELBOURNE AVENUE, BOROUGH GREEN , TN15 8FJ

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Hillier Reynolds

£275,000

FREEHOLD

Beautifully presented two bedroom first floor apartment.

En suite shower room to master bedroom.

One allocated parking space. Walking distance to MLS and village centre.







The Property Ombudsman







We are pleased to market this beautifully presented two bedroom first floor apartment that is located in a sought-after development within walking distance of the village centre and mainline station.

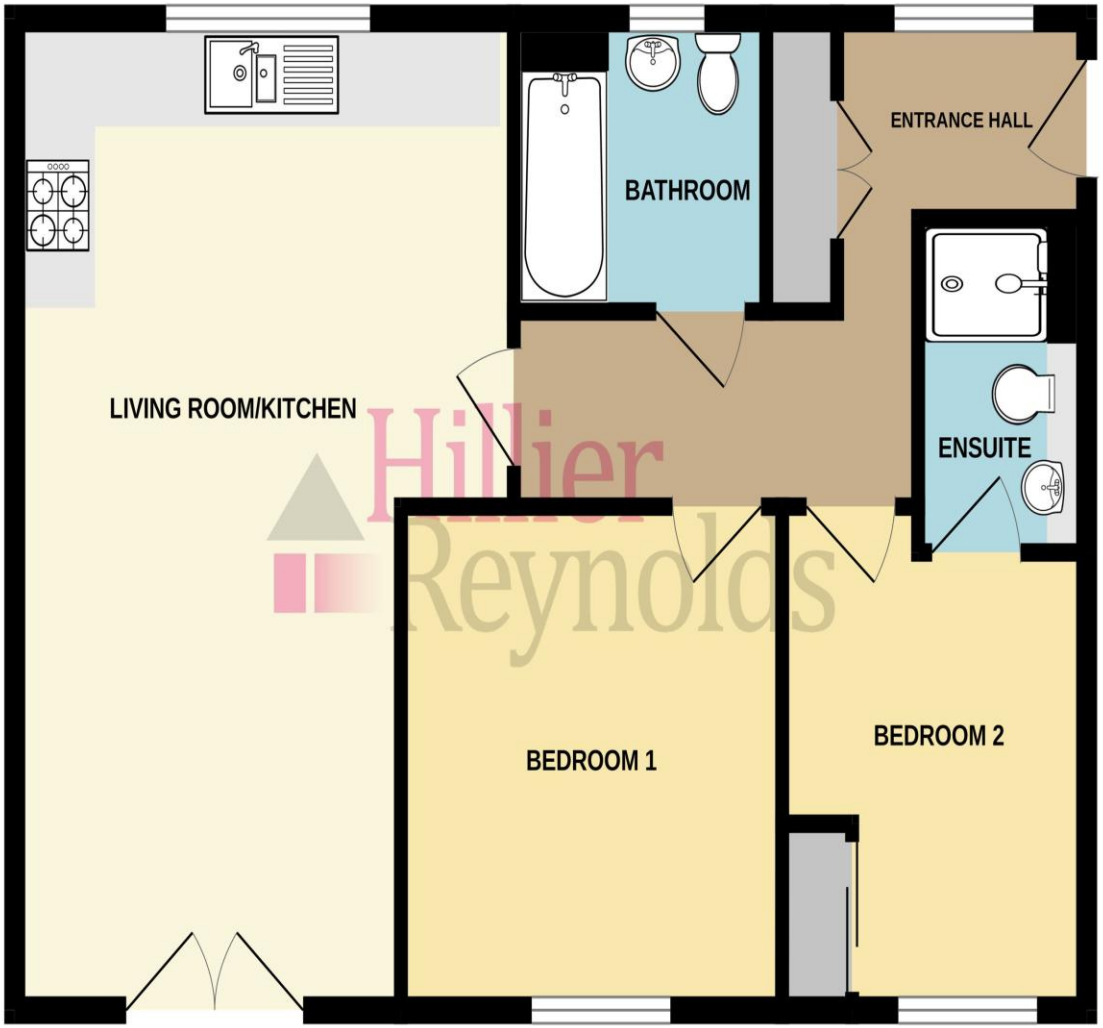
The apartment has been well-maintained and has a large bright open plan lounge and kitchen/diner. There is a Juliet balcony with French doors that open to reveal a stunning view. The room is large enough to have very defined seating and eating areas so makes this a wonderful sociable living space. The kitchen is well-fitted and well-designed with plenty of storage cupboards, a good selection of work top space and integrated appliances including fully integrated fridge/freezer, dishwasher and washer/dryer. The master bedroom is a well-proportioned double room with a large window allowing in plenty of natural light. There is a fitted wardrobe as well as an sylish en suite shower room. The second bedroom is a very well-proportioned double bedroom.

The bathroom is tastefully designed and has a bath and hand held shower unit.

Outside the property you will find 1 allocated parking space. There are additional spaces on the estate for visitors's. At the rear of the property there is a bin store and communal bike store.

The home is situated on a popular road with beautifully maintained communal areas, it is only a few minute's walk from the village centre with its selection of shops and cafes. The mainline railway station is also just a short walk away and has regular services to London Bridge, Charing Cross and Victoria. The popular Borough Green Primary school and Wrotham secondary school are also within walking distance. There are good transport links with the M20, M26 Motorways just a short drive away.

GROUND FLOOR
58.8 sq.m. (633 sq.ft.) approx.



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TOTAL FLOOR AREA : 58.8 sq.m. (633 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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ACCOMMODATION

Communal Entrance Door with security intercom system and stairs leading to:

Entrance Hallway

Living Room/Kitchen
21'1" (6.43m) x 14'0" (4.27m) reducing to 10'11" (3.33m)

Bedroom 1
10'7" (3.23m) x 10'6" (3.20m)

En-suite

Bedroom 2
10'9" (3.28m) x 10'8" (3.25m)

Bathroom

Outside
One allocated parking space. Bike store. Nearby communal gardens.



Route to View

From our office in Borough Green proceed west towards Sevenoaks along the Borough Green Road. Go straight over the first mini roundabout and at the second roundabout take the first left onto Dark Hill Road. Take the next right into Hazelbourne Avenue and the property can be found on the left hand side.

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)



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.







