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 **Hillier**  
Reynolds



# £269,950

## FREEHOLD

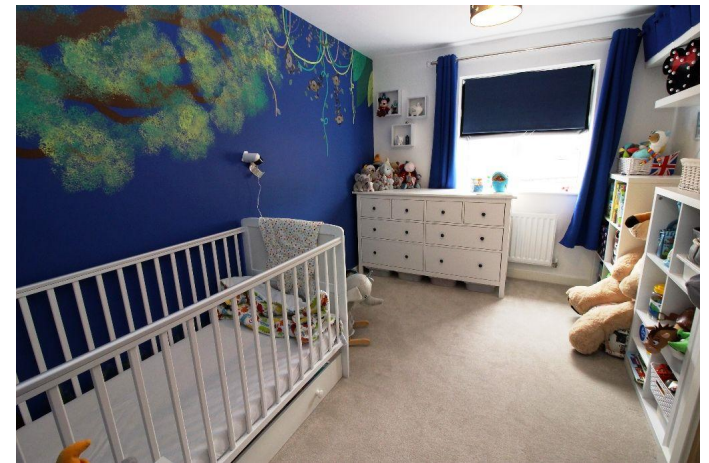
Beautifully presented two bedroom Coach House.

Sought after development within walking distance to village centre and mainline station.

Open plan living area & undercroft parking for 1-2 cars.







This well presented 2 bedroom end terraced home was built by Crest Nicholson in 2017 and has the balance of its 10 year NHBC certificate remaining.

Crest Nicholson have always had a reputation for building quality homes and the current owners have made theirs the comfortable and loved home it is today.

The property has everything you would wish for if to be your first home. Being very well insulated makes them economical to run and has modern double glazing and central heating. An entrance hallway greets your arrival and has space to hang coats and shoes out of the way.

The landing is bright having its own natural light and has doors to each room. The main Living area is a large, open plan room which is bright and airy having a window to the rear and large French doors with a Juliet balcony to the front. There is a well-appointed kitchen which holds many integrated appliances and plenty of work top and storage cupboards plus having a beautiful outlook from the window over the woodland at the back. The main lounge area can be configured however you wish. There is plenty of space for creating a comfortable lounge area whilst still leaving space for a dining table and chairs.

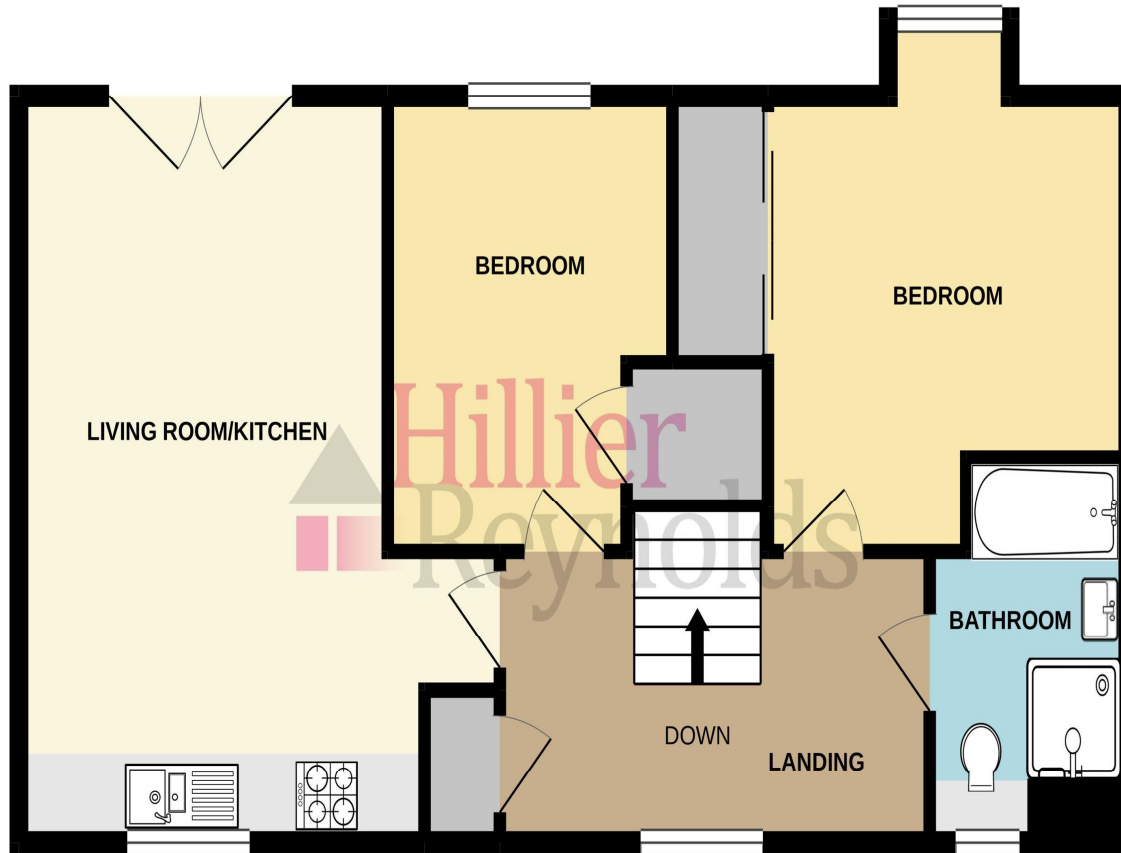
The bedrooms can be used as double rooms and both have built in storage. The main bedroom has beautiful recessed wardrobes. The bathroom is also a good size having enough room for a bath and a shower cubicle and is a modern suite.

Outside there is an undercroft parking space found under the home and could accommodate 1 or 2 cars, there are also plenty of visitors spaces nearby.

The location offers the best of both worlds having countryside on your doorstep if you want to get out and about but having Borough Green high street only half a mile away makes it incredibly convenient. Commuting to London is easy as the train station is still only a walk away being a little beyond the High Street and the school run is similarly as easy with the popular Borough Green Primary school being found also just off the High Street.

If you are searching for a high specification first home that offers excellent size rooms then this home should feature on your viewing list.

## FIRST FLOOR



## ACCOMODATION

### Entrance Hallway

### First Floor

### Landing

**Living Area Incl Kitchen Area**  
19'3" (5.87m) x 12'10" (3.91m)

**Bedroom 1**  
11'9" (3.58m) x 8'11" (2.72m)

**Bedroom 2**  
11'4" (3.45m) x 9'3" (2.82m)

**Bathroom**  
8'7" (2.62m) x 6'0" (1.83m)

**Outside**  
Undercroft parking for 1- 2 cars.

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.lpac.co.uk](http://www.lpac.co.uk) (for listed homes)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## 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 at the end of the cul de sac on the left hand side.

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

01732 884422

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[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.



