



14 ASCOT CLOSE, BOROUGH GREEN, KENT, TN15 8HL

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 **Hillier**
Reynolds

£470,000

FREEHOLD

Four bedroom semi-detached family home. NO ONWARD CHAIN.

Would benefit from some cosmetic updating.

Fully enclosed westerly facing garden, garage and driveway.





We are pleased to market this spacious four bedroom semi-detached family home that is available to the market for the first time in over 60 years. This well-looked after property is located in a quiet cul de sac within walking distance of the village centre and MLS with services to London Bridge, Charing Cross and Victoria. NO ONWARD CHAIN.

As you enter the property you will find the lounge/diner on your left-hand side. This well-proportioned room has a large bay window which allows for plenty of natural light. The kitchen, although a little dated is clean and functional with a good selection of units and a useful breakfast bar. Next door to the kitchen is a utility room/workshop which has access into the conservatory as well as the garage. The westerly facing garden is manageable with a paved patio and lawn. There is side access which leads to the front of the property where there is a driveway and front garden.

A cloakroom completes the downstairs accommodation.

Upstairs you will find the master bedroom on the left. This bright and spacious room was used as an additional living room by the current owners. There is a study at the rear of the bedroom which would work very well as a dressing room or potentially an en suite. The second bedroom is located at the front of the property and has a good selection of fitted wardrobes. The third bedroom over-looks the garden and also has built in storage. The fourth bedroom is a generous single room.

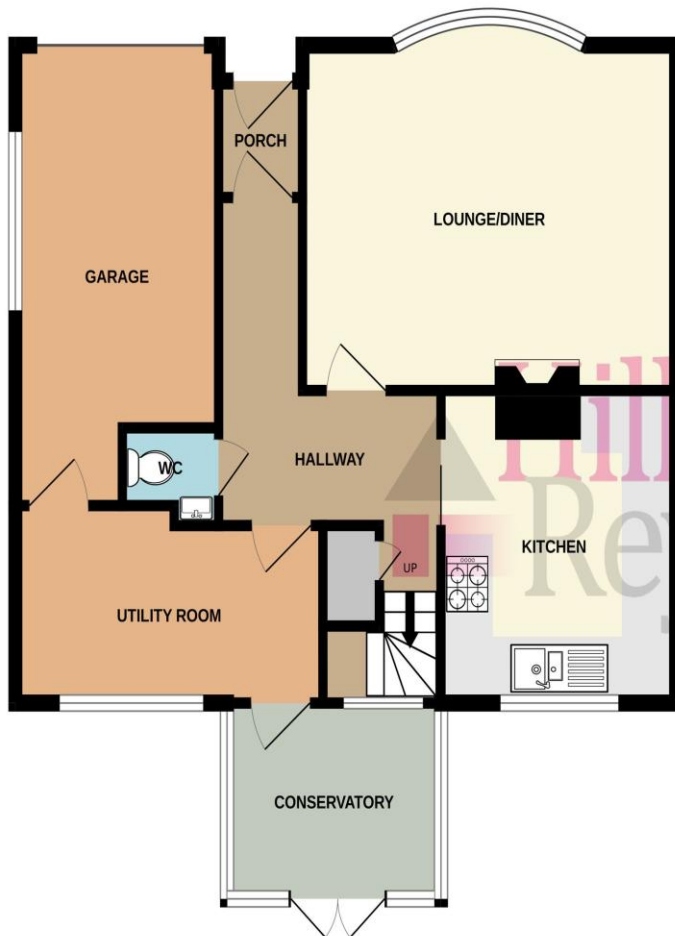
The bathroom has a bath with shower over and there is a separate WC.

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
64.2 sq.m. (691 sq.ft.) approx.



1ST FLOOR
59.1 sq.m. (636 sq.ft.) approx.



TOTAL FLOOR AREA : 123.2 sq.m. (1327 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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Porch

Hallway

Lounge/Diner

15'10" (4.83m) x 11'11" (3.63m)

Kitchen

10'10" (3.30m) x 9'11" (3.02m)

Conservatory

9'2" (2.79m) x 6'9" (2.06m)

Utility Room

13'0" (3.96m) x 7'2" (2.18m) maximum measurement

First Floor Landing

Bedroom 1

17'4" (5.28m) x 13'1" (3.99m)

Office

7'1" (2.16m) x 6'0" (1.83m)

Bedroom 2

11'11" (3.63m) x 8'7" (2.62m)

Bedroom 3

9'9" (2.97m) x 7'6" (2.29m)

Bedroom 4

12'6" (3.81m) x 8'11" (2.72m) reducing to 6'0" (1.83m)

Bathroom

WC

Outside

Westerly facing garden mainly laid to lawn with paved patio area and side access to the front of the property, driveway and front garden.

Garage - 15'11" (4.85m) x 8'7" (2.62m)



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

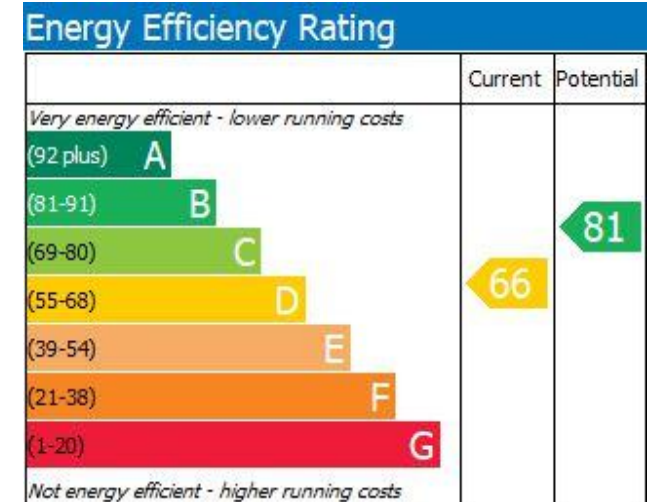
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



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 at the top of the cul se sac on the right-hand side.

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

01732 884422

enquiries@hillier-reynolds.co.uk

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.

