



5 MCDERMOTT ROAD, BOROUGH GREEN, KENT, TN15 8SA

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£475,000

FREEHOLD

Beautifully presented and extended 4 bedroom semi-detached Gough Cooper home.

En-suite to Master bedroom and downstairs Utility/W.C.

Found in an incredibly popular location within Borough Green.





Situated in a popular and quiet cul de sac is this beautifully presented 4 bedroom semi-detached Gough Cooper built home. It has so much to offer for a growing family and with the location it sits in it certainly will appeal to many.

When looking for that next step up the ladder to a larger family home most will want a house big enough to grow into and stay in for the next 10 years plus whilst the children grow through their school years. The space this home offers will certainly allow that length of time to be a reality and the quality of the fitments and the decor will allow you to move straight in and not have a thing to do.

Once inside, the quality of the home is immediately evident as you notice the attractive internal oak doors and neutral colours. The entrance hallway is large enough to store coats and shoes and allows access to nearly all the ground floor rooms. The kitchen/dining room will be the hub of the home as is large enough for a lovely centre island for the whole family to congregate around along with space for a formal dining area. If you enjoy cooking then you will appreciate the ample work top space as well as the storage space and integrated appliances, having the utility room provides further storage and having the W.C. ticks off another requirement on most peoples must have list. Stunning bi-fold doors open onto the garden patio making this space ideal for entertaining at any time of year. There is the expected good sized lounge for all to relax in and has a lovely, inset log burner for those colder months.

Upstairs the quality and size matches the downstairs. There are 3 double bedrooms that offer plenty of storage space and the master bedroom has its own en-suite. The remaining single room is a good size, has plenty of fitted wardrobes and would make an ideal children's bedroom or guest room. The family bathroom is again beautifully appointed with a modern suite that houses a bath along with separate shower cubicle.

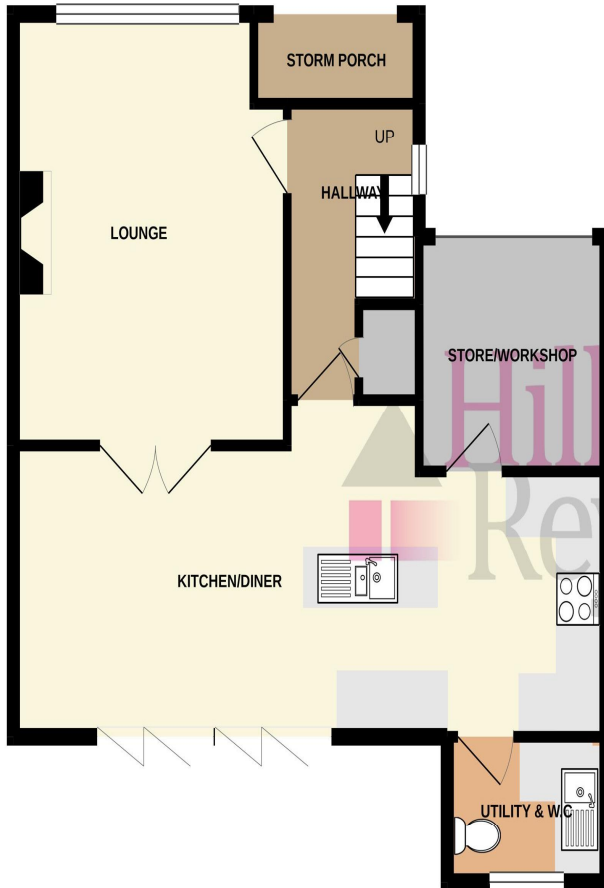
Outside the gardens are well kept and offer something for everyone. Being a westerly direction you will find sunshine for most of the day. There is a lawn area for the children to play in and a paved patio area for entertaining or al-fresco dining on. A further slate covered patio sits at the end of the garden allowing you to capture the morning sun. To the front there is a large driveway for 3 or 4 cars. The original garage has been halved in size leaving a storage room that is accessed via an electric roller shutter door.

For a convenient location you could not ask for more. After a hard day's work in London it will be a comfort to know that when you step off the train at Borough Green station you will have less than a half a mile stroll to your front door. An ideal time to de-stress and relax before getting home. Whether you have younger or older children the school run dash can be a thing of the past, both Wrotham Secondary and Borough Green Primary schools are within an easy walk away. There is also the convenience of having the High Street nearby offering all your day to day needs. Lastly is the benefit of the beautiful countryside that surrounds the area. Within again a short walk you can be stretching your legs or letting the children pedal off into the public footpaths and fields that are nearby.

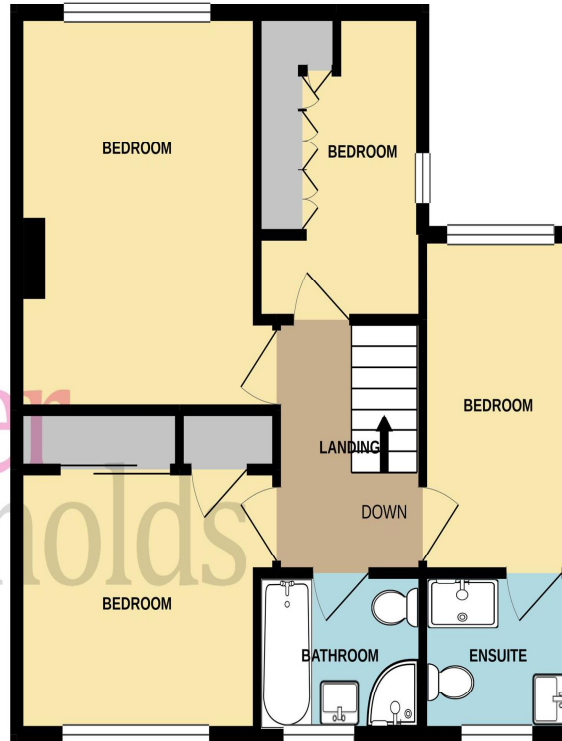
So if looking for that bigger family home that is in a convenient position, offers practical living for years to come and has those extras to make life feel a little bit easier then this wonderfully presented home should be the next one you view.

ACCOMODATION

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2020

Entrance Hallway

Lounge

14'7" (4.45m) x 12'5" (3.78m)

Kitchen/Diner

26'9" (8.15m) x 9'10" (3.00m)

Utility Room/W.C.

7'0" (2.13m) x 4'11" (1.50m)

First Floor

Landing

Bedroom 1

12'1" (3.68m) x 7'0" (2.13m)

En-suite

Bedroom 2

13'6" (4.11m) x 11'0" (3.35m)

Bedroom 3

10'8" (3.25m) x 9'0" (2.74m)

Bedroom 4

10'5" (3.17m) x 7'5" (2.26m) maximum measurement

Bathroom

7'7" (2.31m) x 5'3" (1.60m)

Outside

Landscaped rear gardens comprising of lawn area, patio and further raised patio to rear. Flowers & shrubs. Driveway to front for 3-4 cars leading to:

Storage Room - 7'11" (2.41m) x 7'2" (2.18m)



Route to View

From our office in Borough Green proceed south down Quarry Hill Road. Take the second turning left into Harrison Road. Take the first left into McDermott Road and 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

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.

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)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact CO2 Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	49
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

