



## 42 Western Road

Borough Green, TN15 8AQ Freehold



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Asking Price £385,000

**A well presented and deceptively spacious mid terrace Victorian house with an approximately 65ft rear garden, conveniently located in the heart of the village.**

#### Overview

- Period Victorian Character Terrace Home
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen
- Large Family Bathroom
- Good Size Garden
- Close To Local Amenities & Main Line Station
- Offered Chain Free
- Viewing Recommended

#### Property Description

If you are searching for a home full of character, finished to a high standard and conveniently located, this two-bedroom Victorian terrace is sure to impress. From the moment you step inside, the property's excellent condition is immediately evident. Ideal for those who prefer a move-in ready home without the need for DIY or additional expense, this house offers a hassle-free transition. Further benefits include double glazing, generous ceiling heights and gas central heating throughout. The property features a well-proportioned entrance hall with doors leading to the front reception room, complete with a feature fireplace and bay window. The dining room is also of a good size, comfortably accommodating a large dining table, and includes useful under-stairs storage. Its connection to the kitchen creates a practical and sociable layout, ideal for entertaining guests. The kitchen itself is fitted with a comprehensive range of units and ample worktop space, providing both functionality and convenience.



Upstairs, there are further pleasant surprises to be found. Unusually for a property of this age, the bathroom is located on the first floor and is fitted with a modern white suite and walk-in shower. The principal bedroom is positioned at the front of the property and is a superb double room, also benefitting from a bay window, echoing the character of the front reception room. The second bedroom is also a well-proportioned double, offering flexible accommodation. Externally, there is a good-sized and well-maintained rear garden. It provides ample space for children to play, as well as a great setting for relaxing or entertaining, making it a real asset to the home. Parking is available on-street, with permits obtainable from the local council, allowing residents to use nearby permit bays as well as the car park on Western Road, located only a few hundred yards from the property.

### Location

Borough Green village benefits from many local amenities: general convenience stores, small shops, cafes, library and a doctor's medical practice. The village has excellent transportation links with the M20/M25 and M2/A2 motorway networks both within easy reach and Gatwick can be reached in approximately 40 minutes. Borough Green mainline rail station has frequent services to Victoria 50 minutes, London Bridge and Charing Cross 40 and 50 minutes respectively. There are local primary and secondary schools within Borough Green and the neighbouring villages with grammar schools at nearby Sevenoaks, and a little further afield in Tonbridge. More comprehensive shopping facilities can be found in Sevenoaks, West Malling and Bluewater at Greenhithe (30 minutes).

### Viewing Arrangements

Viewings are strictly by appointment only via Kings.

### Directions

From our Borough Green office, proceed up Western Road and the property will be located on your left-hand side.

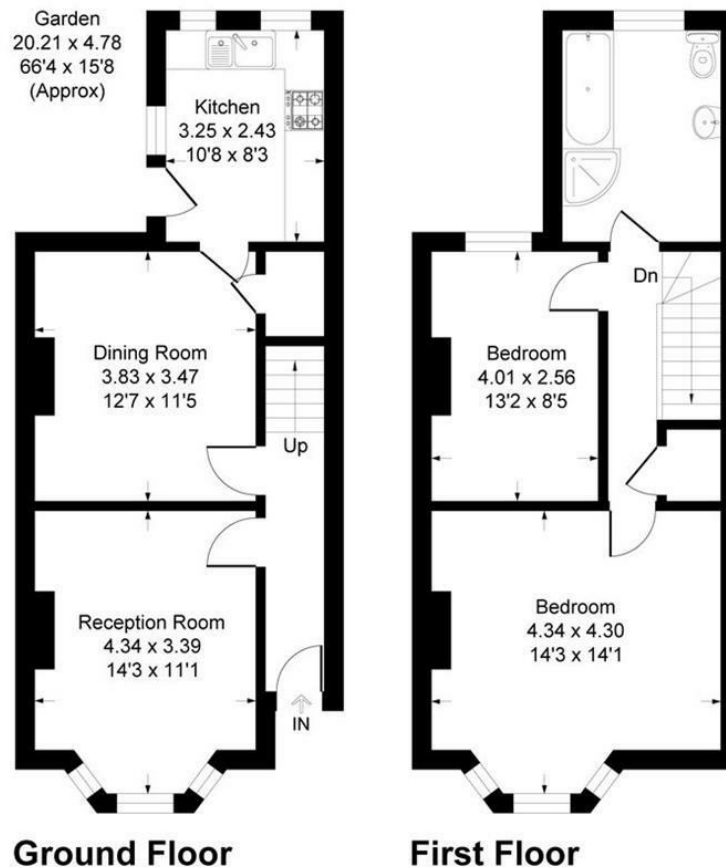
### Property Information

Mains gas, electric, water and drainage. Council: Tonbridge & Malling. EPC rated D. Council tax band D



# Fairy Cottage, Western Road, TN15

Approximate Gross Internal Area  
85.7 sq m / 923 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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