



14 THOMAS WYATT WAY, WROTHAM, KENT, TN15 7BH

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



£300,000

FREEHOLD

Beautifully presented three bedroom terraced home.

Downstairs cloakroom and a utility room.

Low maintenance courtyard rear garden as well as fully enclosed front garden.





This beautifully presented three bedroom terraced home is located in a cul de sac in the ever popular Wrotham Village with its popular primary and secondary schools both within walking distance.

As soon as you enter the property you will notice how spacious and bright this home is. The open plan lounge/ dining room is well proportioned and tastefully decorated in neutral shades. The dining area is located next to the kitchen which is well fitted and modern with a good selection of cupboards and work top space. There is a useful utility area at the rear of the kitchen with direct access to the low maintenance courtyard garden. This property also benefits from having a fully enclosed front garden that is mainly laid to lawn with flower borders.

Completing the downstairs living accommodation is a cloakroom.

Upstairs are two spacious double bedrooms both with fitted wardrobes providing plenty of storage space. The third bedroom although a single room is large enough to fit in a double bed . This room also has a fitted wardrobe so storage in this lovely family home will not be a problem.

The family bathroom is beautifully fitted with a bath and shower over.

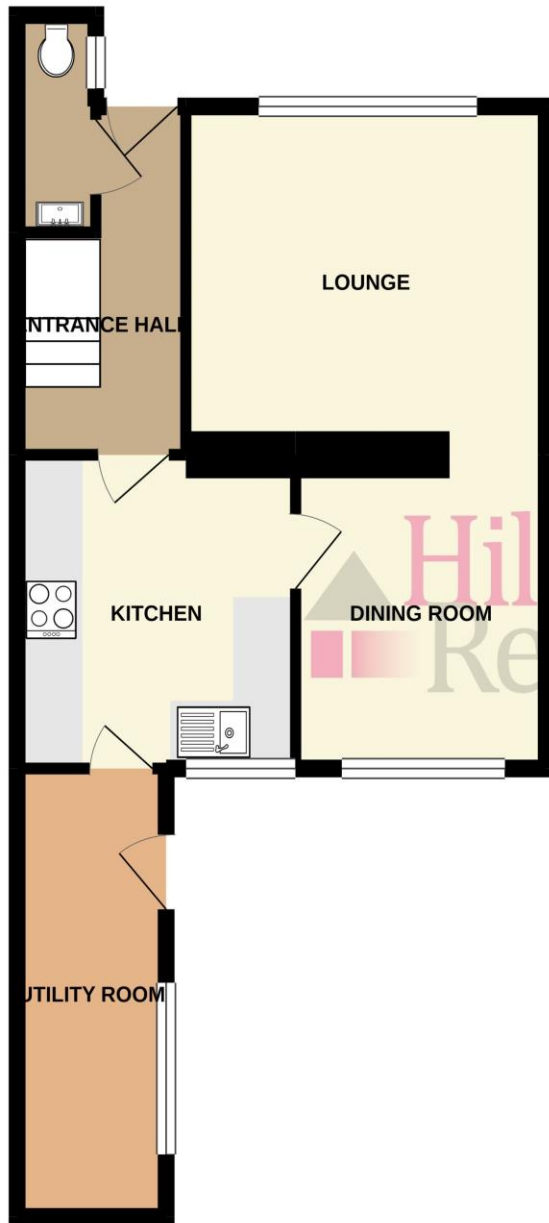
Parking is in the form of the communal parking area that the house backs onto.

The popular and historic village of Wrotham has two public houses as well as a charming hotel and restaurant. There is a beautiful church in the centre of the village that is recorded in the Domesday book and is steeped in local history. There is a large recreation ground, a primary school, secondary school and a local shop for your everyday needs.

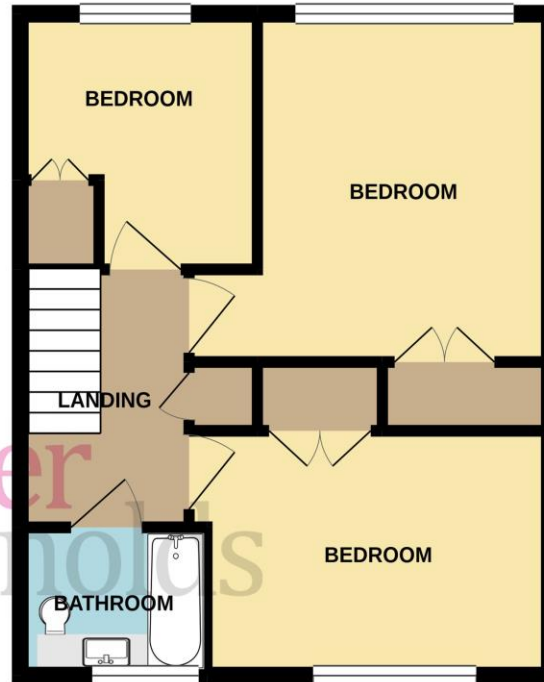
The nearby village of Borough Green is only a short drive or walk away and has a larger selection of shops as well as a main line train station with services to London and Ashford. For travel by car to London or the coast you have the M-20 or M-26 motorway networks only a few miles away.

We are expecting a lot of interest in this property so recommend booking your viewing early to avoid disappointment.

GROUND FLOOR



1ST FLOOR



ACCOMMODATION

Entrance Hallway

Cloakroom

Lounge

12'7" (3.84m) x 11'8" (3.56m)

Dining Room

10'6" (3.20m) x 8'10" (2.69m)

Kitchen

10'6" (3.20m) x 9'9" (2.97m)

Utility Room

15'0" (4.57m) x 4'0" (1.22m)

First Floor

Landing

Bedroom 1

11'8" (3.56m) x 10'3" (3.12m)

Bedroom 2

12'1" (3.68m) x 8'4" (2.54m)

Bedroom 3

8'9" (2.67m) x 8'5" (2.57m)

Bathroom

6'5" (1.96m) x 5'3" (1.60m)

Outside

Paved rear garden with raised wooden decked area. Front garden being mainly lawn with flower and shrub borders.



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 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Route to View

From our office in Borough Green proceed north into the high street. At the end turn right into Wrotham Road. After going over the M-26 motorway turn left into Borough Green Road. Follow this into Wrotham village and then turn left into Pilgrims Way. Take the first left into West Street, turn right into Goodworth Road and Thomas Wyatt Way can be found on the right hand side.

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.

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

