



**3 THE COPPICE, VIGO VILLAGE, KENT, DA13 0SB**

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 **Hillier**  
Reynolds



# £375,000

## FREEHOLD

Beautifully presented three bedroom terraced home.

Fully enclosed rear garden, garage and driveway to front.

Popular location not far from Trosley Country Park. NO ONWARD CHAIN.





This beautifully presented three bedroom terraced home has been improved and updated by the current owner and is now being sold with the benefit of NO ONWARD CHAIN.

Upon entering the property you will find a large porch area with large built in storage cupboards. The spacious lounge/diner is on the right and is a well-proportioned room that has new decor and carpet. There is a useful serving hatch from the kitchen. Patio doors lead out to the fully enclosed garden where you will find a patio area which is ideal for outdoor entertaining. The garden is mainly laid to lawn and there are borders stocked with mature plants and shrubs. There is a garden shed and a gate that offers rear access without the need to go through the house.

The kitchen has been replaced with stylish and modern white gloss units. A back door leads out to the garden.

Upstairs are three good sized bedrooms. The master bedroom is located at the front of the property. Bedroom two is a generous double room over-looking the garden. The third bedroom is a single room with built in storage. The bathroom has recently been updated with new suite and shower over the bath.

The Coppice offers one of the prime spots in Vigo village. Not only is it a quiet cul de sac within reasonable distance from numerous facilities including shops and Vigo village Primary school which are within walking distance. If you enjoy country walks then the beautiful Trosley Country Park can be entered near the end of the road.

Vigo village certainly offers the best of both worlds giving its residents peaceful, village living and yet within approximately 5 miles you could be at Meopham or Borough Green train stations giving you access into London for your daily commute.

Viewing is highly recommended to avoid disappointment.

# ACCOMMODATION

## Entrance Porch

5'3" (1.60m) x 5'2" (1.57m)

## Hallway

## Lounge/Diner

23'3" (7.09m) x 10'0" (3.05m)

## Kitchen

9'3" (2.82m) x 7'6" (2.29m)

## First Floor Landing

## Bedroom 1

13'0" (3.96m) x 8'3" (2.51m)

## Bedroom 2

10'2" (3.10m) x 9'7" (2.92m)

## Bedroom 3

8'8" (2.64m) x 7'8" (2.34m)

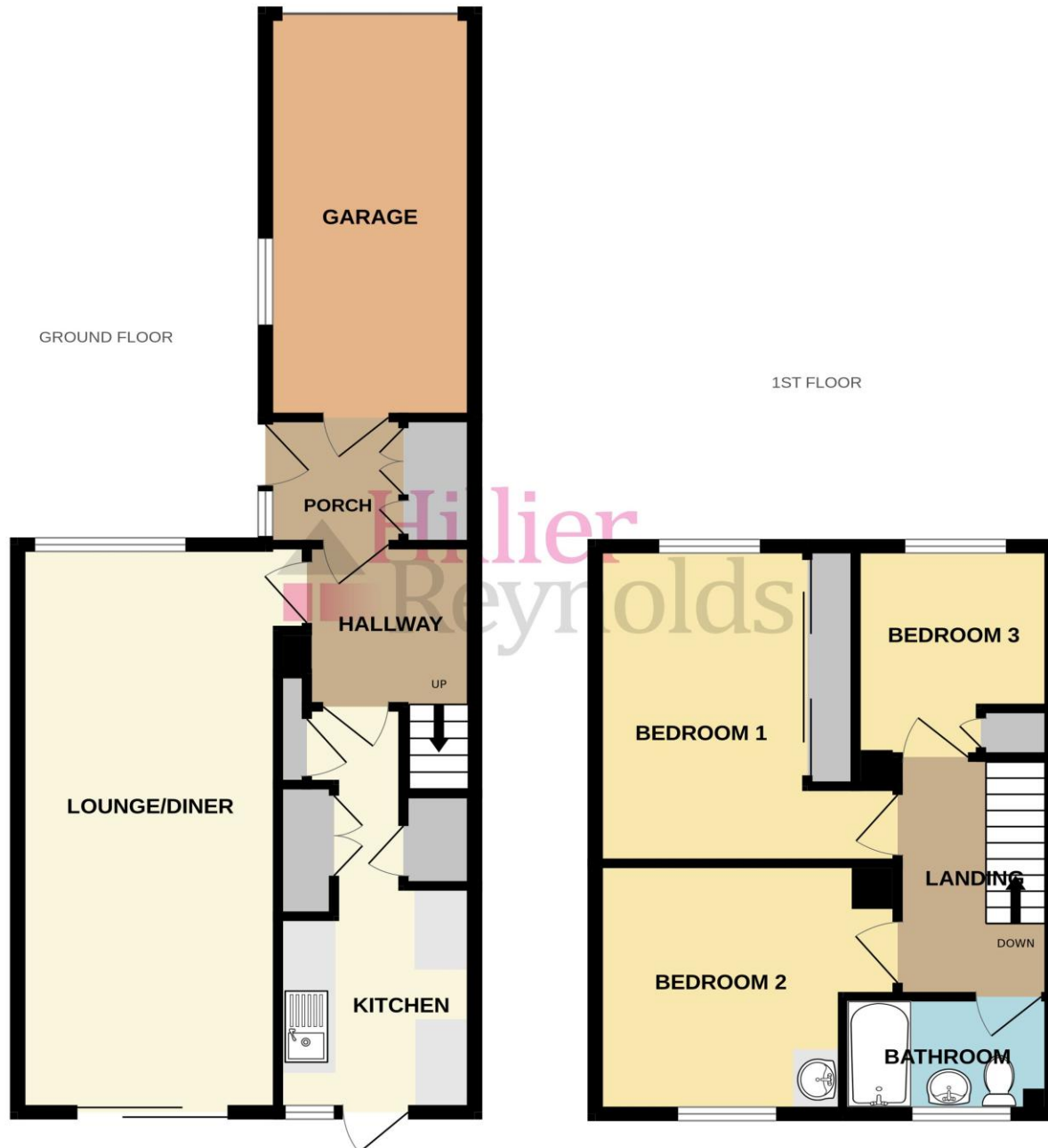
## Bathroom

## Outside

Mature rear garden comprising of lawn area, flowers and shrubs. Shed to remain. Rear access gate.

Front comprising of driveway for 1 car, flowers and shrubs.

**Garage** - 16'6" (5.03m) x 8'7" (2.62m)



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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## Route to View

From Wrotham village proceed along the A227 Gravesend Road heading towards Meopham. Turn right into Harvel Road and then right again into Waterlow Road heading towards Trosley Country Park. Stay on Harvel Road to the very end and then turn right into Erskine Road. Take the 3rd turning left in The Coppice. The home is found on the left 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.

## 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)

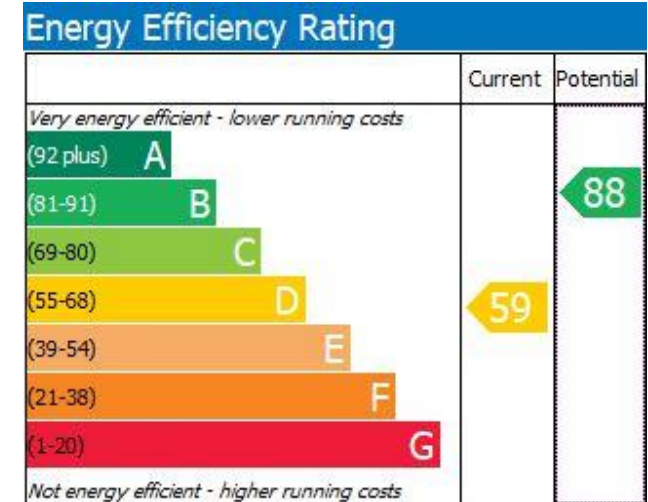
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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



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

01732 884422

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