



**1 ROSE COTTAGES, GRAVESEND ROAD, WROTHAM,  
KENT, TN15 7JL**

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 **Hillier**  
Reynolds



# £575,000

## FREEHOLD

Three bedroom detached  
bungalow backing onto  
woodland.

Would benefit from some  
updating. NO ONWARD  
CHAIN.

Mature westerly facing  
garden. Garage and parking.





We are pleased to bring to the market this spacious three bedroom detached bungalow that is offered for sale with NO ONWARD CHAIN. The property is located in a semi-rural location and has an attached garage as well as parking for several vehicles. The property has been well-loved but would now benefit from some updating.

The generous L-shaped lounge/diner is located at the rear of the property. This is a bright and sunny room which has a double aspect and has patio doors that lead directly out to the mature westerly facing rear garden. The garden which is mainly laid to lawn backs onto woodlands. There is a patio area and borders stocked with mature plants and shrubs. There is a door to the garage and side access to the front of the property where you will find a large front garden as well as a driveway with parking for several cars.

The kitchen is well-fitted with a good selection of cupboards providing plenty of storage space. There is a back door that leads out to the garden and front of the property.

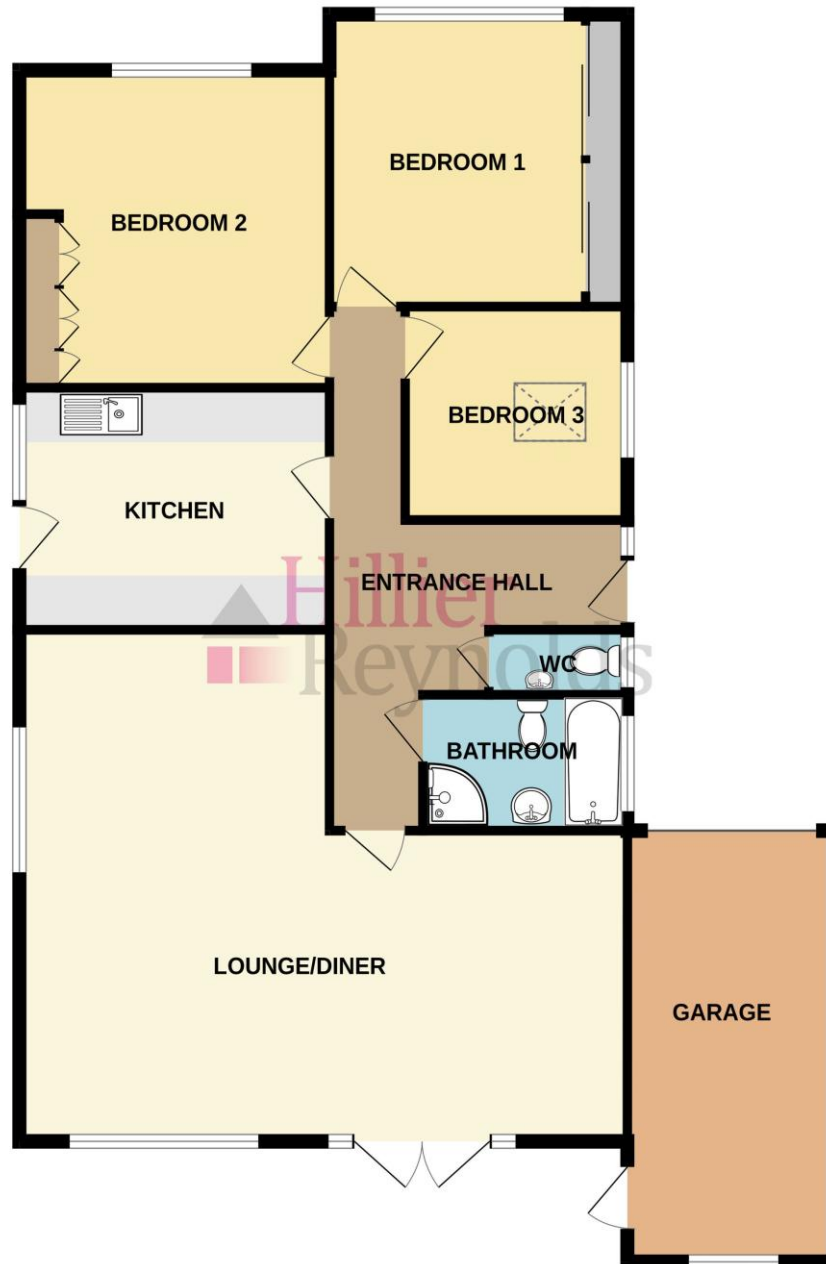
The master bedroom is light and bright and is located at the front of the property and has built in wardrobes. The second bedroom is a well-proportioned double room. The third bedroom is a single room that could also be used as a study if required.

The bathroom, although dated, is spacious with a bath as well as a separate shower cubicle. There is a further WC which completes the living accommodation.

The property is located on the very outskirts of Wrotham and is just a short drive from the larger villages of Vigo, Meopham and Borough Green.



GROUND FLOOR  
119.2 sq.m. (1283 sq.ft.) approx.



TOTAL FLOOR AREA : 119.2 sq.m. (1283 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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## ACCOMMODATION

### Entrance Hallway

### Lounge/Diner

25'6" (7.77m) x 20'7" (6.27m) max L-Shape

### Kitchen

12'3" (3.73m) x 9'9" (2.97m)

### Bedroom 1

11'10" (3.61m) x 10'9" (3.28m)

### Bedroom 2

12'10" (3.91m) x 12'4" (3.76m)

### Bedroom 3

9'8" (2.95m) x 8'8" (2.64m)

### Bathroom

### W.C.

### Outside

Westerly facing mature rear garden backing onto woodland. Mainly laid to lawn with borders stocked with plants and shrubs. Patio area. Personal door to garage and side access to front of property. Driveway with parking for several cars and large front garden mainly laid to lawn.

**Garage** - 17'5" (5.31m) x 8'8" (2.64m)



## 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)

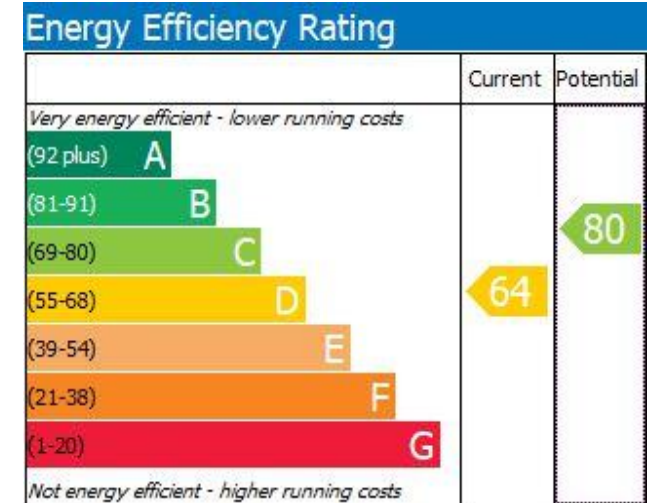
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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)



## Route to View

Proceed out of Borough Green on the Borough Green Road towards Wrotham. Take the 2nd exit onto the A20 towards Meopham. At the next roundabout take the 2nd exit onto the A227 Gravesend Road. After approximately 2 miles just after the turning for Crabtree Close the property can be found on the left hand side as denoted by our For Sale board.

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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://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.



