



10A BATTLEFIELDS ROAD, WROTHAM, KENT, TN15 7BY

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£495,000

FREEHOLD

Well-presented three
bedroom detached house.

Master Bedroom with an en-
suite plus a downstairs W.C.

Found in the popular and
picturesque village of
Wrotham.





We are pleased to market this well-presented three bedroom detached family home that is located in the sought-after and popular village of Wrotham.

As you enter the property you will appreciate how light and bright the entrance hall is . You will find the kitchen/diner on your left. This spacious kitchen has a good selection of units and work top space. There is space for a table and chairs making this a sociable and practical area.

The lounge is beautifully presented and is a generous and well-proportioned room which has an attractive fireplace as a central focal point. French doors lead through to the conservatory which offers a further seating area. This room would also make a lovely playroom . The garden is mainly laid to lawn and has a paved patio area which is ideal for entertaining family and friends. There is side access to the front of the property where you will find a block paved driveway with parking for approx. 2/3 cars.

A useful cloakroom completes the downstairs living accommodation.

On the first floor you will find two bright and sunny bedrooms. The second bedroom over-looks the garden and has a large selection of fitted wardrobes providing plenty of storage. The third bedroom is a good sized single room. The family bathroom has a bath with a shower over.

On the first floor is the master bedroom which is a large airy room with three velux windows. There is an en suite shower room.

The 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 Doomesday 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 popular 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 Bridge, Charing Cross and Victoria.

ACCOMMODATION



Entrance Hallway

Cloakroom

Lounge

14'10" (4.52m) x 13'10" (4.22m)

Conservatory

13'6" (4.11m) x 10'3" (3.12m)

Kitchen/Diner

15'9" (4.80m) x 8'2" (2.49m)

First Floor Landing

Bedroom 2

14'10" (4.52m) x 12'5" (3.78m)

Bedroom 3

9'8" (2.95m) x 8'5" (2.57m)

Bathroom

7'2" (2.18m) x 5'8" (1.73m)

Second Floor Landing

Master Bedroom

16'6" (5.03m) x 14'9" (4.50m) x reducing to 11'6" (3.51m)

En-suite

Outside

Rear garden of approximately 70ft comprising of patio and lawn area.

Driveway to front for 2-3 cars.



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

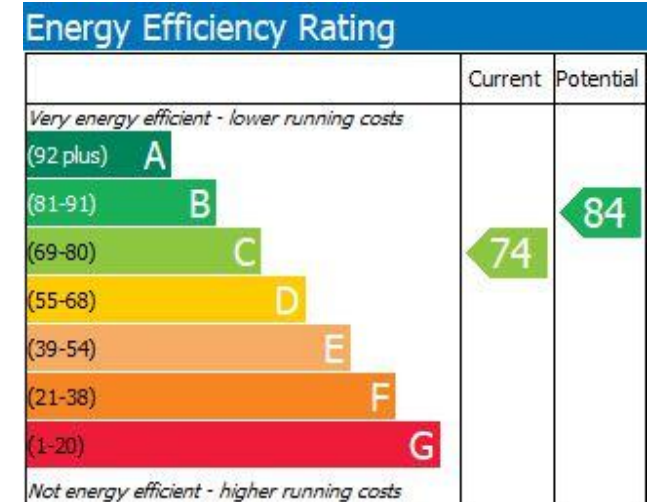
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



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. After a 1/4 mile turn left into Kemsing Road. Battlefields can be found a little way down the hill on the right hand side. The property is then found on the right.

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:

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