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 **Hillier**  
Reynolds



# £499,995

## FREEHOLD

Beautifully presented three bedroom semi-detached family home.

Driveway with parking for multiple cars.

Large south facing rear garden. Located in the sought after village of Wrotham.





We are excited to market this beautifully presented spacious three bedroom family home that is located in the picturesque and historic village of Wrotham.

As soon as you enter the property you will appreciate the bright and airy entrance hall which leads through to the open plan Kitchen/Living and dining area. This stylish sociable space is decorated in fresh neutral tones. The Kitchen is well-fitted with a good selection of kitchen units and work top space. The current owners have arranged the room so there are specific cooking, dining and relaxing areas. An ornamental log burner is a central focal point of the room. There are french doors that lead out to the large, south facing rear garden which is a wonderful outdoor space in which to entertain family and friends. There is a large patio area and side access to the front of the property where you will find a large driveway with parking for multiple cars.

To the side of the Kitchen is a small Utility room and access to the garage.

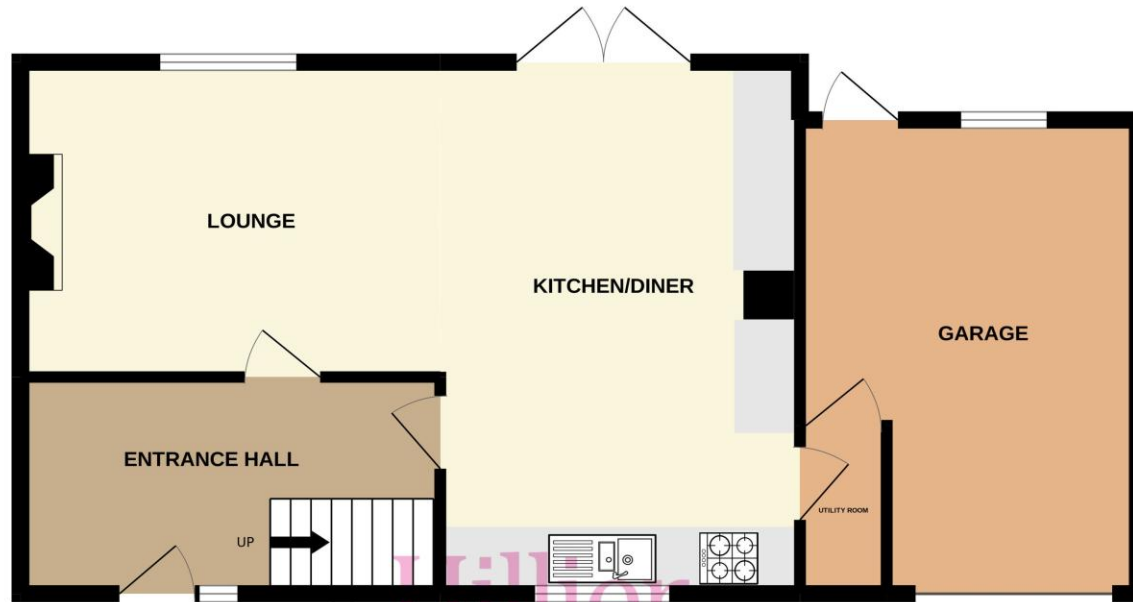
Upstairs there are three bright and airy Bedrooms. The master Bedroom overlooks the garden and has a built-in storage cupboard. The second Bedroom is also at the rear of the property and is a large double room. Bedroom three is currently used as an office and also has a built-in storage cupboard.

The family Bathroom is modern with a bath and shower over.

The village of Wrotham has a public house 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.

## GROUND FLOOR



## 1ST FLOOR



## ACCOMMODATION

### Entrance Hallway

13'6" (4.11m) X 6'11" (2.11m)

### Lounge

13'11" (4.24m) X 10'10" (3.30m)

### Kitchen/Diner

18'3" (5.56m) X 11'11" (3.63m)

### Utility Room

5'9" (1.75m) X 2'10" (0.86m)

### First Floor Landing

### Bedroom 1

13'6" (4.11m) X 10'10" (3.30m)

### Bedroom 2

12'0" (3.66m) X 10'10" (3.30m)

### Bedroom 3

10'6" (3.20m) X 6'11" (2.11m)

### Bathroom

6'10" (2.08m) X 6'0" (1.83m)

### Outside

Southerly aspect rear garden in excess of 80ft length. Mainly lawn with flowers and shrubs. Patio area. Personal door to:

**Garage** - 16'3" (4.95m) X 11'2" (3.40m)

Front comprising of driveway for multiple vehicles and lawn area with shrubs.





## 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)

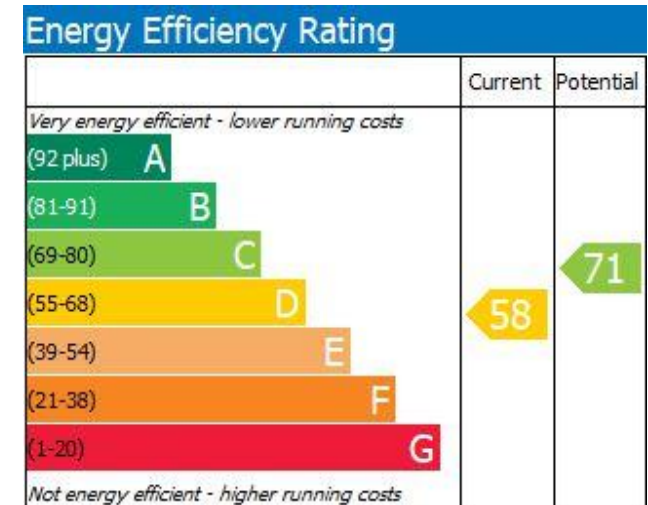
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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

From our office in Borough Green proceed north along the High Street. Turn right at the end into the Wrotham Road. After approximately half a mile turn left onto the Borough Green Road. Continue all the way round into the High Street then turn left towards the church. Take the next left into West Street and the home can be found on the left hand side.

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.



