



2 GOODWORTH ROAD, WROTHAM, KENT, TN15 7BJ

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 **Hillier**
Reynolds

£300,000

FREEHOLD

A good sized three bedroom terraced house in need of updating.

Low maintenance courtyard rear garden as well as front garden.

Downstairs cloakroom. NO ONWARD CHAIN.





We are pleased to market this good sized three bedroom terraced home which located in a cul de sac in the ever popular Wrotham Village. The property is available to the market for the first time in many years and would now benefit from some updating.

The property is entered through the rear courtyard garden and back door as this is the most convenient access from the communal parking area. There is a porch providing access from the front of the property.

The kitchen, although dated, provides a a good selection of cupboard and worktop space. There is a useful storage room adjoining the kitchen that many other home owners in the area have converted into a utility room. The dining room adjoins the kitchen and has plenty of space for a dining table and chairs. The lounge is a well-proportioned and bright room over-looking the front garden. There is a useful cloakroom that completes the downstairs accommodation.

Upstairs you will find three bedrooms. The master bedroom is at the front of the property and enjoys stunning views over the North Downs. There are built-in storage cupboards. The second bedroom is a generous double room which also has built- in storage. The third bedroom is a single room. There is a family shower room.

Outside these homes have the choice of using both front and rear gardens. Although the front garden at this property is open, many of the adjoining properties have fully enclosed the front gardens for privacy.

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

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 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.

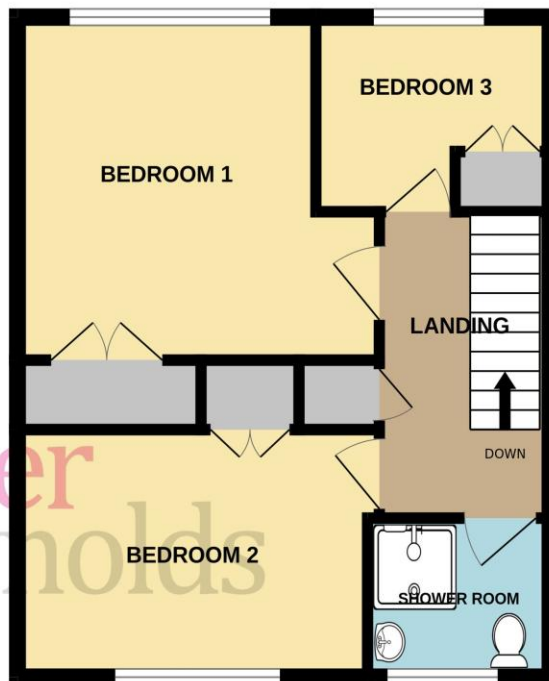
The popular village of Borough Green is only a short drive or walk away and has a larger selection of shops as well as a main line train station with services to London Bridge, Charing Cross and Victoria.

This property is offered for sale with NO ONWARD CHAIN. Viewing is strictly by appointment only.

GROUND FLOOR
47.2 sq.m. (508 sq.ft.) approx.



1ST FLOOR
38.6 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA : 85.9 sq.m. (924 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

Porch

Hallway

WC

Lounge

12'8" (3.86m) x 11'8" (3.56m)

Dining Room

10'9" (3.28m) x 8'11" (2.72m)

Kitchen

10'9" (3.28m) x 9'8" (2.95m)

Lobby

Store

10'8" (3.25m) x 4'4" (1.32m)

First Floor Landing

Bedroom 1

11'8" (3.56m) x 10'5" (3.18m)

Bedroom 2

12'3" (3.73m) x 8'5" (2.57m)

Bedroom 3

8'4" (2.54m) x 6'7" (2.01m) L-shape

Shower Room

Outside

Low maintenance rear courtyard garden and front garden laid to lawn.



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 towards Wrotham village. Once in the village turn left into the High Street. Take the first left into West Street. Follow this towards the end and after the right hand bend turn right into Goodworth Road. The property can be found at the end on the left as denoted by our For Sale board.

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

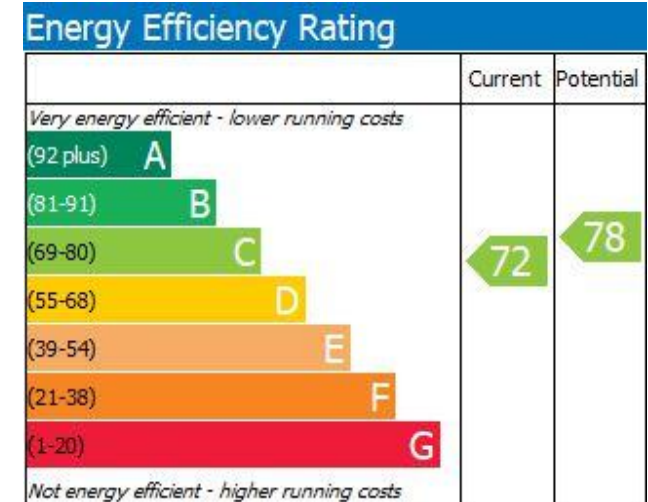
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



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

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