



77 WEST STREET, WROTHAM, KENT, TN15 7AY

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 **Hillier**
Reynolds

£350,000

FREEHOLD

Beautifully presented three bedroom terraced house.

Low maintenance rear garden.

Driveway with parking for two cars. Sought after village location.





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

As you enter the property you will appreciate how light and bright this well-maintained family home is. There is a large entrance porch which is ideal for storing coats and shoes.

To the left you will find a well-proportioned lounge which is beautifully decorated and has a large window to the front allowing for plenty of natural light. This leads through to the dining room which has patio doors that open out to the conservatory which provides additional seating space. The garden is low maintenance with block paved patio area ideal for entertaining family and friends. There is a brick-built storage shed at the rear of the garden.

The kitchen has been well-designed and fitted with modern stylish units and work tops. There is a back door with access to the garden. A useful cloakroom completes the downstairs accommodation.

Upstairs you will find three spacious bedrooms. There are two double rooms as well as a generous single room. The master bedroom is located at the front of the property and enjoys far-reaching views over the North Downs. There are built in wardrobes providing plenty of storage space. The second bedroom overlooks the garden and also has built in storage. The third bedroom is a good-sized single room.

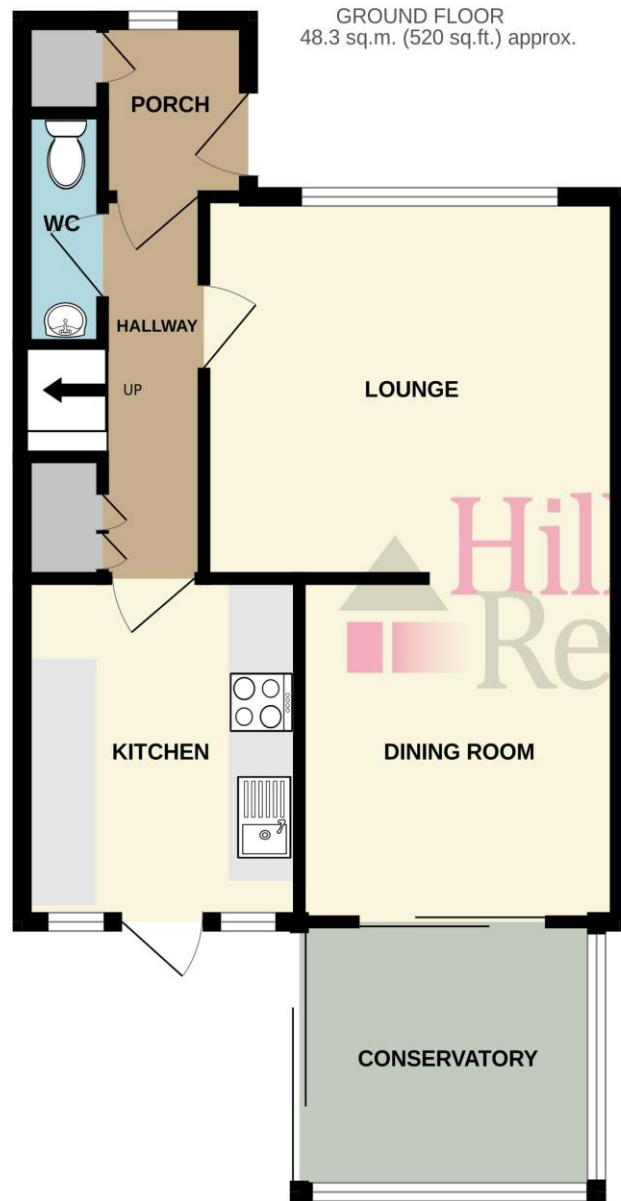
The family bathroom has a large shower cubicle.

At the front of the property is a driveway with parking for two cars.

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



TOTAL FLOOR AREA : 86.1 sq.m. (926 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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Porch

Hallway

W.C.

Lounge

12'10" (3.91m) x 11'7" (3.53m)

Dining Room

9'11" (3.02m) x 9'2" (2.79m)

Kitchen

10'9" (3.28m) x 8'7" (2.62m)

Conservatory

9'5" (2.87m) x 7'2" (2.18m)

First Floor Landing

Bedroom 1

11'7" (3.53m) x 10'4" (3.15m)

Bedroom 2

12'0" (3.66m) x 8'2" (2.49m)

Bedroom 3

8'6" (2.59m) x 8'3" (2.51m)

Shower Room

Outside

Driveway with parking for two cars.
Low maintenance easterly facing rear garden. Block paved patio area. Brick built storage shed.



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

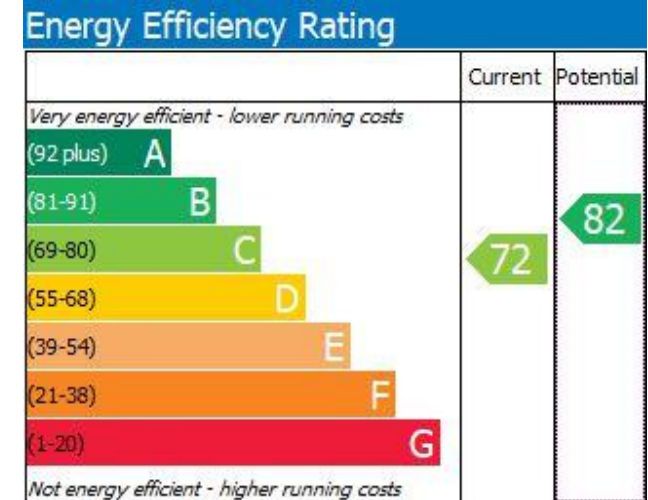
www.landregistry.gov.uk

<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 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 right-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

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.

