



JONATHAN HALL

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Railway Cottages, Maidstone Road, Wrotham Heath, Kent, TN15 7SJ

Price Range £400,000 to £425,000

jonathanhall.exp.uk.com

Accommodation

Ground floor: entrance hall with oak flooring and stairs to the first floor; spacious sitting/dining room with roof lantern, bi-fold doors to the westerly facing rear garden, oak flooring and open-plan to a contemporary fitted kitchen with high-gloss wall and base units, granite worktops, sink, four-ring ceramic hob with extractor hood above, built-in oven, integrated dishwasher, integrated washing machine, space for fridge/freezer and oak flooring; and a stunning shower room with shower, WC and washbasin.

First floor: landing with stairs to the second floor; three bedrooms, and a stunning bathroom with WC, bath with monsoon fixed shower head and separate hand-held shower spray and washbasin.

Second floor: landing with access to eaves storage; bedroom one with part vaulted ceiling, and a stunning en-suite shower room with shower, WC and washbasin.

Outside

To the front are two allocated parking spaces, a communal bin store, flower beds; and side access leading to a westerly facing rear garden with an Indian sandstone paved patio and a lawn, at the rear of the garden is a fence and gate leading to a communal garden which is mainly laid to lawn and shared with the residents of the neighbouring three properties.

Agents Note

The property is freehold and council tax band E and benefits from double glazing, gas central heating and the remainder of a 10 year new home build warranty.

A superbly presented and spacious modern four bedroom end-of-terrace town house built in 2018, with a large sitting/dining room with roof lantern, bi-fold doors and open-plan to a contemporary kitchen, three stunning bath/shower rooms, westerly facing rear garden leading to a communal garden, two allocated parking spaces, and the remainder of 10 year new home build warranty. Located in a tucked away position in Wrotham Heath, and only 1.8 miles from the centre of the popular village of Borough Green, with its wide range of local amenities including a mainline station with services to London (from 37 minutes).

Summary

- Modern End-Of-Terrace Town House
- Superbly Presented & Spacious
- Tucked Away Position
- Kitchen/Sitting/Dining Room, Shower Room
- Bedroom One with En-Suite Shower Room
- Three Further Bedrooms, Family Bathroom
- Westerly Rear Garden & Communal Garden
- Two Allocated Parking Spaces
- Easy Access to the M20 and M26
- Local Station (Trains to London from 37 Mins)





Location

Wrotham Heath benefits from the Holiday Inn Hotel and Health Club, Wrotham Heath Golf Club, a petrol station with a shop, Mings Chinese restaurant, a Beefeater pub and restaurant, delightful countryside walks, and good access to the M26 and the M20. St Mary's Platt with its popular primary school and the Blue Anchor public house is approximately 1 mile away.

The popular village of Borough Green with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea room, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with kids playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge, Charing Cross, Victoria, Maidstone and Ashford is approximately 1.8 miles away.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 3.5 miles away.

The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 8 miles away.

Bluewater Shopping Centre and Ebbsfleet International Station with services to London St Pancras (from 18 minutes) are both approximately 15 miles away.

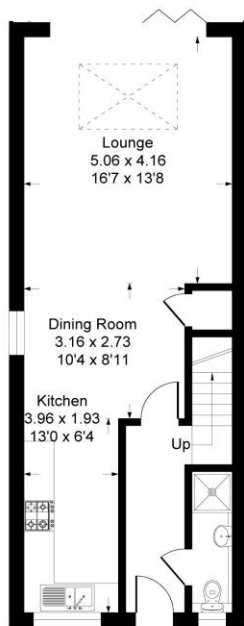
The M26 and the M20 can be accessed within approximately 0.5 and 1.5 miles.



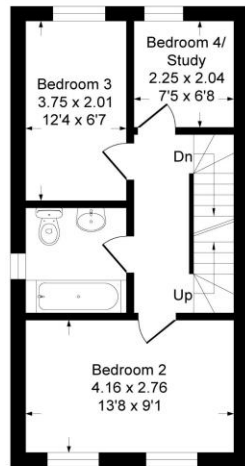
A superbly presented and spacious modern four bedroom end-of-terrace town house built in 2018, with westerly facing rear garden, a communal garden, two allocated parking spaces, and the remainder of a 10 year new home build warranty; located in a tucked away position in Wrotham Heath.



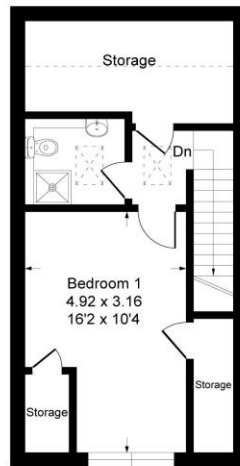




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 110.0 sq m / 1184 sq ft

Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lower running costs</small>			
A	92-100		91
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher running costs</small>			
<small>EU Directive 2002/91/EC</small>			
<small>England & Wales</small>			



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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