



JONATHAN HALL

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Goodworth Road, Wrotham, Sevenoaks, Kent, TN15 7BJ

Price Range: £325,000 - £350,000

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A spacious and well-presented end-of-terrace house with sitting room, a lovely kitchen/dining room, utility room, cloakroom, three bedrooms, a lovely bathroom, front garden, southerly-facing rear garden and far-reaching views to countryside and the North Downs. Located in the sought-after and historic village of Wrotham, with its local amenities including a village shop, popular primary school, secondary school, four pubs shop, a lovely park with a great children's playground, and only approximately 1.5 miles from Borough Green with its wide range of local amenities, including a railway station, with services to London from only 37 minutes.

Summary

- Spacious and Well Presented
- End-of-Terrace House
- Far-Reaching Views to Countryside
- Sitting Room, Lovely Kitchen/Dining Room
- Utility Room, Cloakroom
- Three Bedrooms, Lovely Bathroom
- Front Garden, Southerly Facing Rear Garden
- In Sought-After Historic Village
- Convenient for Local Amenities
- 1.5 Miles to Station (37 minutes to London)

Accommodation

Ground floor: entrance hall with stairs leading to the first floor; cloakroom with WC and washbasin; sitting room with a large window overlooking the garden and an opening to a lovely kitchen/dining room with French doors to the rear garden, fitted kitchen comprising: wall and base units, worktops, sink, space for range style cooker with ovens and hob (available via separate negotiation) and an extractor hood above, integrated dishwasher, integrated fridge, breakfast bar and dining area; rear lobby with doors to rear garden and utility room with spaces for a washing machine and drier above and a fridge/freezer.

First floor: a landing with airing cupboard and loft access; bedroom one with built-in wardrobe/cupboard with views to the North Downs in the distance; bedroom two with built-in wardrobe/cupboard and far-reaching views to countryside in the distance, bedroom three with built-in wardrobe/cupboard and views to the North Downs and a lovely bathroom with a bath with an electric shower above and shower screen, vanity washbasin and WC.

Outside

There is a pleasant front garden which is securely fenced for both children and dogs to use like a typical rear garden, which is mainly laid to lawn with borders stocked with a variety of flowering plants and shrubs with a path leading to a gate at the front, and down the side is a lean-to storage. There is a pleasant southerly-facing walled rear garden, which is mainly block paved, an area of decking, a small outbuilding for storage, access to lean-to storage area down the side of the house and a gate at the rear leading to an unallocated parking area.

Agents Note

The property is freehold, is in council tax band C and benefits from gas central heating and double glazing.





Location

The sought-after historic village of Wrotham offers a village shop, hairdressers, a popular primary school, secondary school, recreation ground with an excellent children's playground, cricket pitch, four pubs and a church; and there are delightful walks in the surrounding beautiful countryside.

The popular village of Borough Green, with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea room, takeaways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford, is approximately 1.5 miles away.



Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 3 miles away.

The popular historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5.5 miles away.

The popular 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.

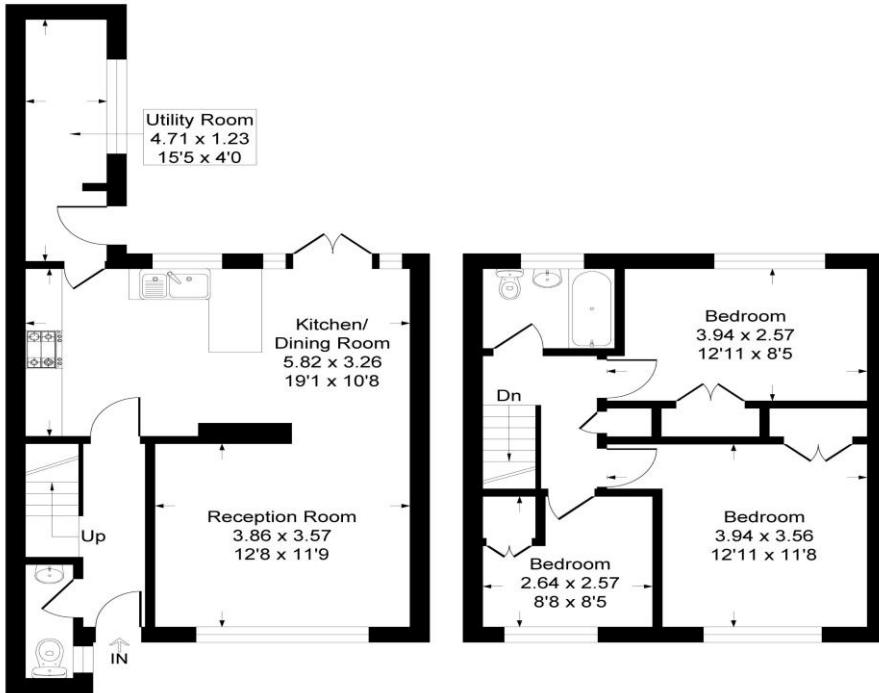
The M26 and the M20 can both be accessed within 1.7 miles.



A spacious and well-presented three bedroom end-of-terrace home with far-reaching views to countryside and the North Downs; and pleasant front garden and a pleasant southerly-facing rear garden; located in the sought-after historic village of Wrotham.







Ground Floor **First Floor**
 Approximate Gross Internal Area = 87.9 sq m / 947 sq ft



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.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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