



## Hillcrest Labour In Vain Road

Wrotham, Sevenoaks, TN15 7NY Freehold



2



1



3



£500,000

**Well presented detached bungalow located in a semi rural position in the village of Stansted. With two bedrooms, sitting room, conservatory, dining room, kitchen/breakfast room, driveway and rear garden.**

### Overview

- Detached bungalow
- Two bedrooms
- Sitting room
- Kitchen/breakfast room
- Dining room
- Conservatory
- Wet room
- 50ft x 60ft Rear garden
- Driveway
- Council tax band D



### Entrance hall

Loft access with pull down ladder, part boarded and insulated.

### Sitting room

12;0 x 11'11

Wood flooring, coved ceiling and radiator. Open to conservatory

### Conservatory

12'2 x 10'11

Double glazed and door to garden.

### Dining room

9'11 x 9'4

Double glazed window to rear, storage cupboard and arch to kitchen.

### Kitchen/breakfast room

16'8 x 8'11

Dual aspect, wall and base units, cooker point, space for washing machine, space for dishwasher, space for fridge/freezer, sink with drainer, space for dining table and door to garden.



**Bedroom one**

16'8 into bay x 10'11

Double glazed bay window to front.

**Bedroom two**

12'5 x 11'11

Double glazed window to front.

**Wetroom**

5'8 x 5'3

Shower with glass screen, WC, wash basin and heated towel rail.

**Front**

Laid to lawn and driveway providing off road parking. Side access to the rear garden

**Rear garden**

60'0 x 50'0

Laid to lawn, borders with plants and shrubs, garden sheds, green house and oil tank.

**Location**

The property is located towards Stansted village on the edge of Wrotham. Wrotham Village benefits from its village shop, popular primary school, secondary school, recreation ground, cricket pitch, church, several pubs and beautiful countryside walks.

The neighbouring village of Borough Green with its variety of shops, restaurants, take-aways, pub, bar, primary school,

doctors, dentists, Reynolds Retreat (gym, country club, restaurant and spa) and mainline railway station (with services to London Bridge in 37 minutes and Maidstone town centre).

The M20 and the M26, both linking to the M25, can both be accessed from Wrotham or Wrotham Heath.

**Agents notes**

The property is freehold and built of standard construction, connected to electricity, oil fired central heating, on mains drains and sewage. There is the option to rent additional land from the electricity board.

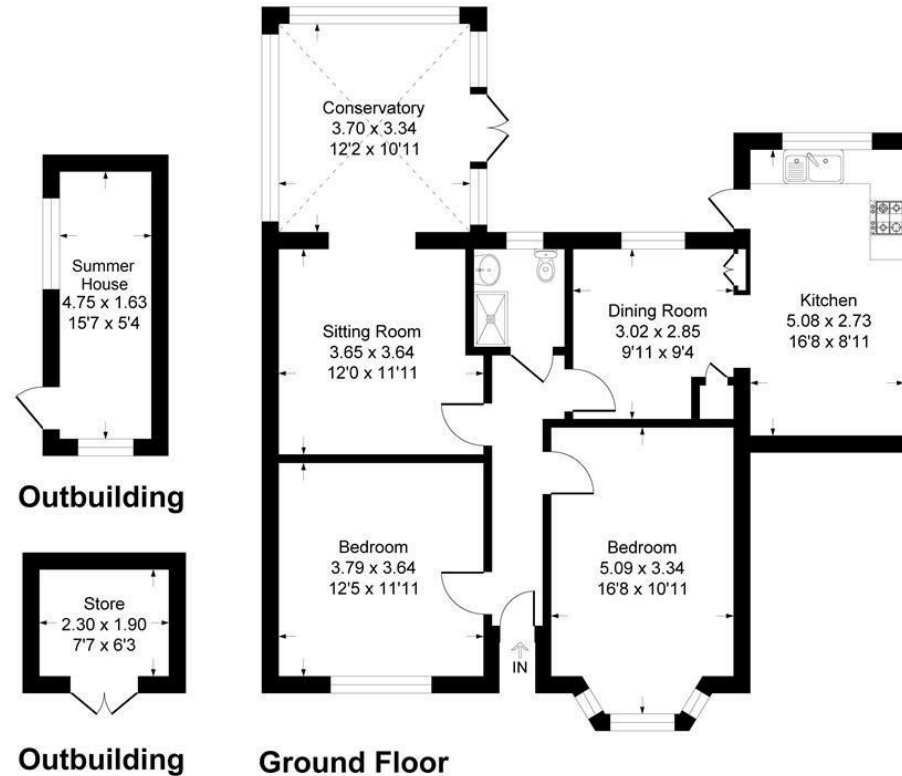


# Hillcrest, Labour in Vain Road, TN15

Approximate Gross Internal Area = 89.8 sq m / 967 sq ft

Outbuildings = 12.1 sq m / 130 sq ft

Total = 101.9 sq m / 1097 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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