



117 West Street

Wrotham, Kent, TN15 7BB Freehold

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Asking Price £319,995

A two double bedroom end of-terrace house with entrance porch, sitting/dining room, kitchen, bathroom, corner plot garden and resident's parking is being sold with no onward chain. Located in the sought-after historic village of Wrotham with its popular primary school, secondary school, church, pubs, recreation ground and shop.

Overview

- End Of Terrace House
- Two Bedrooms
- Large Reception Room
- Kitchen / Breakfast Room
- Bathroom
- Corner Plot Garden With Scope To Extend - Subject To Planning
- Located In Sought After Villiage
- Ideal First Time Buyer Purchase
- Offered Chain Free
- Viewing Recommended

Property Description

If you are looking for your first home you could not ask for a better start than with this wonderful two bedroom end of terrace house. From the moment you enter the house you will immediately see how this would make a perfect home. Offering a good size garden and further scope to extend, subject to building and planning consents.



Location

The historic village of Wrotham, known for its charm, offers a variety of amenities including a village shop, hairdressers, a popular primary school, secondary school, a recreation ground with an excellent children's play area, a cricket pitch, four pubs, and a church.

Nearby Borough Green, just 1.2 miles away, provides a wide range of local amenities, such as shops, restaurants, cafes, coffee shops, takeaways, a pub, a bar, primary school, churches, doctors, and a dentist. It also boasts Reynolds Retreat, a gym, country club, and spa, as well as a park with a children's playground, tennis courts, basketball court, skate park, football fields, and a bowls club. The village is well-served by a railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone, and Ashford.

Trosley Country Park, offering beautiful woodland walks and stunning

views, is approximately 2.5 miles away, providing a peaceful escape into nature.

The popular market town of West Malling, known for its range of shopping and leisure facilities, as well as its mainline station, is about 5 miles away.

Sevenoaks, a historic market town with a comprehensive selection of shopping, leisure, and educational facilities—including grammar schools and the renowned Sevenoaks School—can be reached in about 8 miles. Its mainline station offers services to London Bridge (from 23 minutes).

The M26 and M20 motorways are both easily accessible, just 1.2 miles from the property.

Viewing Arrangements

Viewings are strictly by appointment only via Kings.

Directions

From our Borough Green office, head east on the A227, turn left onto Borough Green Road heading towards Wrotham, carry on through the high-street and turn left, turn left again onto West Street. The property will appear on your right hand side. What3words: [///stuck.green.danger](https://www.what3words.com/stuck.green.danger)

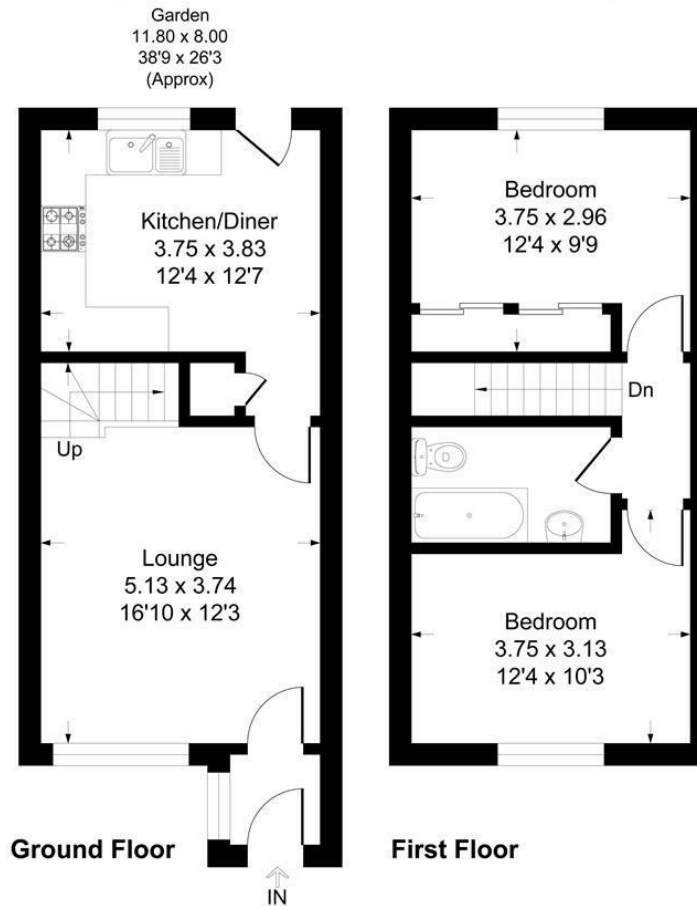
Property Information

Connected to mains gas, electricity, water and waste. Council tax band C. Council responsible is Tonbridge and Malling.



West Street, TN15

Approximate Gross Internal Area 63.2 sq m / 681.3 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.
Produced By Planpix

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