



89 Wrotham Road

Borough Green, Kent, TN15 8DQ Freehold

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Offers In The Region Of
£500,000

This three-bedroom chain-free semi-detached bungalow is set back from the road and offers the opportunity to add your own stamp. Benefits include a few minutes' walk to the high street and train station, a large rear garden backing onto fields with out-buildings including power and light.

Overview

- Chain Free
- Three Double Bedrooms
- Right of Way to Garage
- Minutes Walk to High Street & Train Station
- Cloakroom
- 140 ' garden
- Outbuildings with Power & Light
- Parking for 2 Cars
- Loft Conversion
- Rear Extension

Property Description

This semi-detached bungalow presents an excellent opportunity for those looking to put their own stamp on a property and create a welcoming family home. Set back from the road, the property features a lawned front garden and off-road parking for 2 vehicles, along with a shared driveway with right of way that leads to a detached garage at the rear. Upon entering through the front door, you're welcomed into a central entrance hall that connects the main living areas. To the left, the sitting room offers a bright and comfortable space for everyday living and entertaining, complete with a gas fireplace that adds a cosy focal point: The flu remains in place allowing the installation of an open fire. Opposite, to the right of the hallway, is a front bedroom benefitting from a large window that allows for plenty of natural light. The kitchen is fitted with a range of both floor and wall-mounted units, providing ample storage, and includes tiled flooring, laminate worktops, a composite sink with drainer, and space for a freestanding hob and oven. A door from the kitchen leads through to a utility area—ideal for additional storage or laundry—and offers direct access to the enclosed rear garden. In the dining area, you will find space for a large table and chairs. Beyond the dining room is a second WC and the large double bedroom looking out into the garden. Upstairs in the loft conversion is the third double bedroom with a door to the study/playroom with access to under eave storage. The property is ideal for buyers looking to modernise and improve to their own tastes, with plenty of potential to enhance both inside and out.



Location

The charming village of Borough Green offers a wealth of amenities, including a diverse selection of shops, restaurants, takeaways, a pub, bar, café, and coffee shops. Additionally, there are essential services such as a primary school, churches, doctors, dentists, and the well-regarded Reynolds Retreat, which features a gym, country club, and spa. For outdoor recreation, there is a park with a playground, tennis courts, a basketball court, a skate park, football pitches, and a bowls club. Borough Green also benefits from a railway station with direct services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), as well as to Maidstone and Ashford.

The village is surrounded by three historic, picturesque villages—St Mary's Platt, Wrotham, and Igtham—each offering at least one pub, church, primary school, and park. Bluewater Shopping Centre lies approximately 13.5 miles from Borough Green, and both the M26 and M20 motorways are easily accessible within just 2.4 miles.

Viewing Arrangements

Viewings are strictly by appointment only via Kings.

Directions

From our Kings Borough Green office: Head north towards Western Rd/A227, turn left onto Western Rd/A227, at the roundabout, take the 3rd exit and stay on Western Rd/A227. what3words location finder: [///gossip.spices.vets](https://www.what3words.com/location/:///gossip.spices.vets)

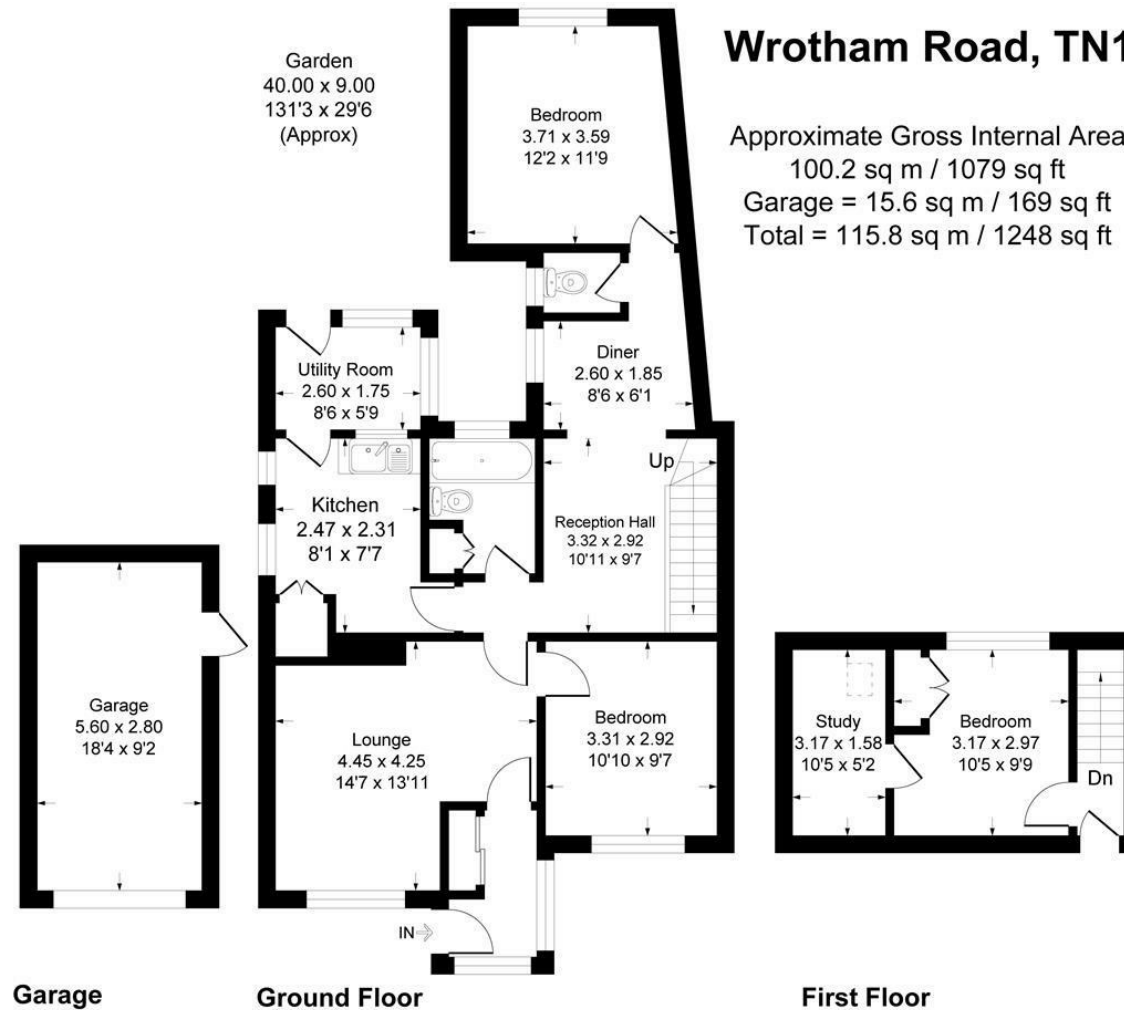
Property Information

Mains gas, electric, water and drainage. EPC rated D. Council tax band E.



Wrotham Road, TN15

Approximate Gross Internal Area
 100.2 sq m / 1079 sq ft
 Garage = 15.6 sq m / 169 sq ft
 Total = 115.8 sq m / 1248 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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