



3 THORNDYKE WAY, WROTHAM, KENT, TN15 7BG

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 **Hillier**  
Reynolds

£340,000

FREEHOLD

Beautifully presented three bedroom terraced family home.

Downstairs cloakroom and a utility room.

Sought after village location.





We are pleased to market this beautifully presented and spacious three-bedroom terraced home that is located in the popular and sought after village of Wrotham.

As you enter the property you will appreciate how light and bright this well-maintained family home is. There is a large entrance porch which is ideal for storing coats and shoes.

To the right you will find a well-proportioned lounge which is beautifully decorated and has a large window to the front allowing for plenty of natural light. This leads through to the modern open plan kitchen/diner which has patio doors that open out to a south facing paved patio which is ideal to entertain family and friends. A gate leads directly out to the non-allocated communal residents parking area. At the front of the property is a fully enclosed garden that is mainly laid to lawn.

The kitchen/diner has been well-designed and fitted with modern stylish units and work tops. There is a breakfast bar as well as plenty of space for a dining table making this a very sociable and practical living and entertaining area. A utility room provides further space for storage and has a back door leading out to the patio area. A useful cloakroom completes the downstairs accommodation.

Upstairs you will find three spacious bedrooms. There are two double rooms as well as a generous single room. The master bedroom is located at the front of the property and feels very private as it looks out over woodland. There are built in wardrobes providing plenty of storage space. The second bedroom is located at the rear of the property and enjoys views over the North Downs. There is built in storage. The third bedroom is a good-sized single room that the current owner uses as a home office.

The family bathroom is well-fitted with a modern white suite and has a shower over the bath..

The village of Wrotham has two public houses as well as a charming hotel and restaurant. There is a beautiful church in the centre of the village that is recorded in the Doomesday book and is steeped in local history. There is a large recreation ground, a primary school, secondary school and a local shop for your everyday needs.

The popular village of Borough Green is only a short drive or walk away and has a larger selection of shops as well as a main line train station with services to London Bridge, Charing Cross and Victoria.

# ACCOMMODATION



GROUND FLOOR  
48.9 sq.m. (526 sq.ft.) approx.

1ST FLOOR  
39.9 sq.m. (430 sq.ft.) approx.

TOTAL FLOOR AREA : 88.8 sq.m. (956 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Entrance Porch**

**Entrance Hallway**

**Cloakroom**

**Lounge**

12'9" (3.89m) x 11'9" (3.58m)

**Kitchen/Diner**

19'0" (5.79m) x 10'8" (3.25m)

**Inner Lobby**

**Utility Room**

8'2" (2.49m) x 4'1" (1.24m)

**First Floor**

**Landing**

**Bedroom 1**

11'9" (3.58m) x 10'3" (3.12m)

**Bedroom 2**

12'2" (3.71m) x 8'5" (2.57m)

**Bedroom 3**

8'9" (2.67m) x 8'5" (2.57m)

**Bathroom**

**Outside**

Lawn to enclosed front garden

Paved patio to enclosed rear garden

Communal residents parking non-allocated.



## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

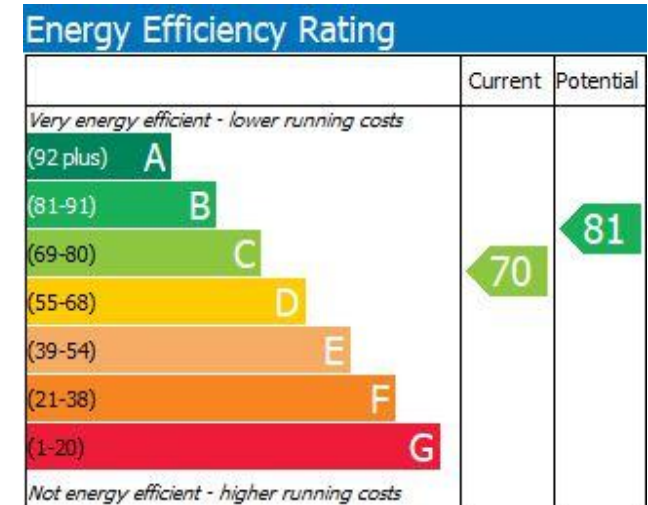
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



## Route to View

From our office in Borough Green proceed north into the high street. At the end turn right into Wrotham Road. After going over the M-26 motorway turn left into Borough Green Road. Follow this into Wrotham village and then turn left into Pilgrims Way. Take the first left into West Street, Thorndyke is the 4th turning on the left and the property can be found on the left hand side denoted by our For Sale board.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

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