



CRINNIS, WINDMILL HILL, WROTHAM HEATH, KENT, TN15 7ST

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GUIDE PRICE
£425,000-£445,000

FREEHOLD

A well-presented 3 Bedroom semi-detached family home.

Modernized with recent boiler, windows and beautiful log burner.

Parking to front with further parking and Garage to rear.





This well-presented and cared for 3 bedroom semi-detached family home is found within the village of Wrotham Heath.

Located just minutes away from St. Mary's Platt and Borough Green, the home is perfectly positioned to be within easy reach from a host of amenities and a vast selection of nearby shops, restaurants and leisure facilities. Buyers with School age children have some fantastic options locally ranging from Primary Schools through to Secondary, Grammar and also private educational facilities. The closest mainline rail station is at Borough Green, less than two miles away with links to London Bridge, Charing Cross and London Victoria. Access to the nearest motorway links is equally superb with M26 J2a and M20 J3 just 0.35 miles and 1.48 miles respectively.

As mentioned, the home has been well cared for and updated in recent years including a new boiler, linked to a Hive controlled system, new double glazed windows and doors along with lovely decor.

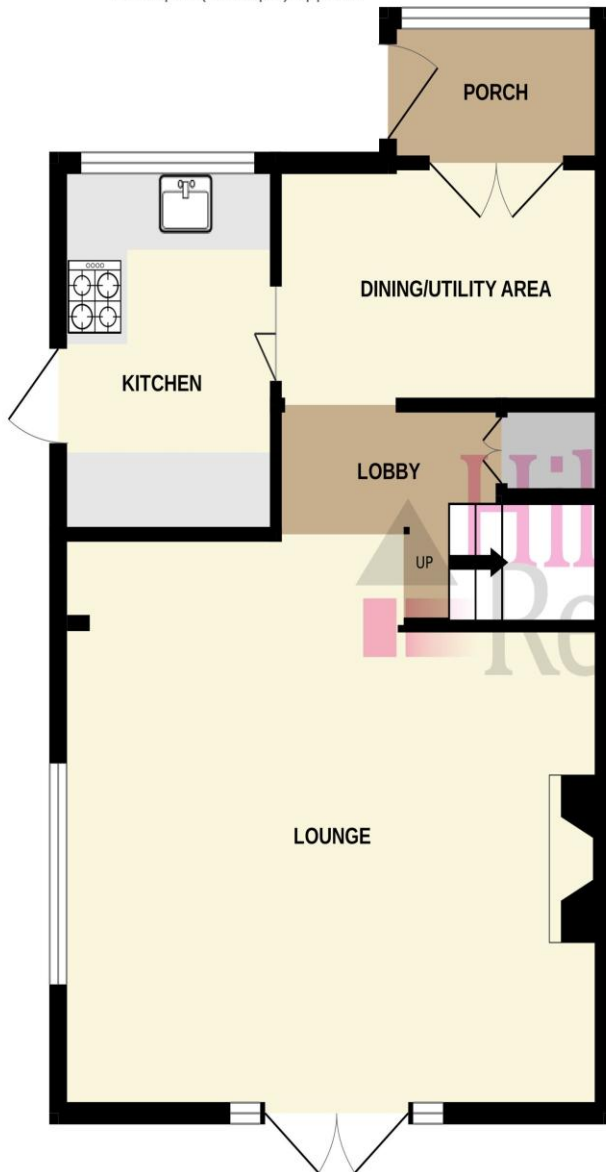
Entry into the home is via a useful porch. The next room is currently used as a Utility type area but could be fashioned into a Dining room. The Kitchen has plenty of work top and storage space set within the Shaker style cupboards and drawers. The Lounge is a large room offering plenty of space for different configurations of furniture. There is plenty of natural light coming into the room from the dual aspect windows and French doors that open out onto the garden. A wonderful focal point of the room is the lovely log burner inset to a brick fireplace.

Upstairs there are 3 good sized bedrooms, the main bedroom is a generous double and has nearly a full wall of wardrobes. Both other bedrooms could be used as double rooms if required. The Bathroom has a modern white suite and fully tiled walls.

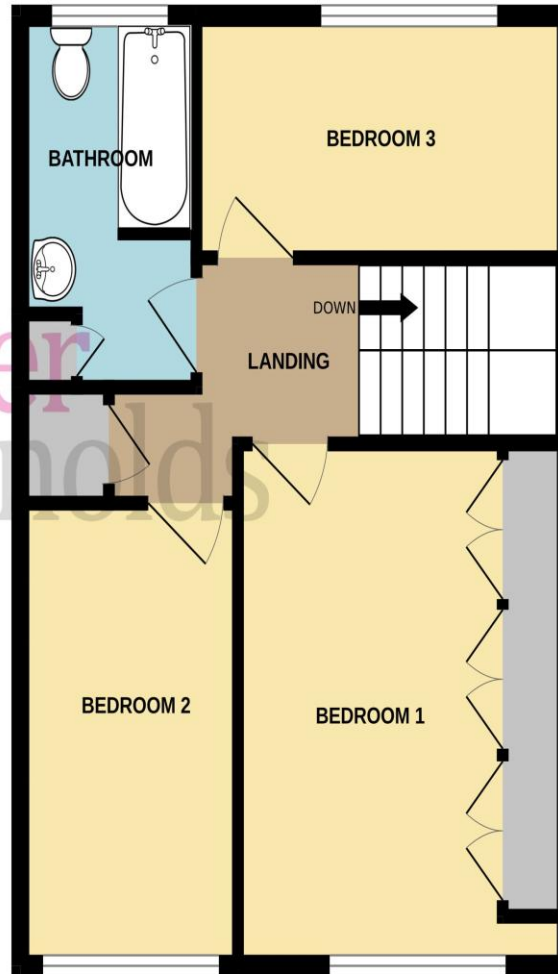
Outside there is a small garden area to the front with parking for 2 cars. The rear garden faces an easterly direction and is mainly lawn with 2 patio areas at either end. Further to the rear is a Garage with a further parking space in front.

ACCOMMODATION

GROUND FLOOR
44.2 sq.m. (476 sq.ft.) approx.



1ST FLOOR
42.3 sq.m. (455 sq.ft.) approx.



TOTAL FLOOR AREA : 86.5 sq.m. (931 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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Porch

Dining/Utility Area

10'5" (3.18m) x 6'5" (1.96m)

Kitchen

9'10" (3.00m) x 7'3" (2.21m)

Lounge

18'2" (5.54m) x 15'4" (4.67m) reducing to 12'11" (3.94m)

First Floor Landing

Bedroom 1

13'0" (3.96m) x 8'4" (2.54m)

Bedroom 2

12'3" (3.73m) x 7'5" (2.26m)

Bedroom 3

11'10" (3.61m) x 6'5" (1.96m)

Bathroom

Outside

Rear garden comprising of lawn area, 2 patio areas and shed to remain. Side gate leading to parking space and

Detached Garage - 16'1" (4.90m) x 7'11" (2.41m)

Front garden comprising of shingled parking area for 2 or 3 cars.



Route to View

From our office in Borough Green proceed east along the A25 Maidstone Road heading towards and then going past St. Mary's Platt. After approximately 1 mile turn right into Windmill Hill and the property can be found on the left-hand side.

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.

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

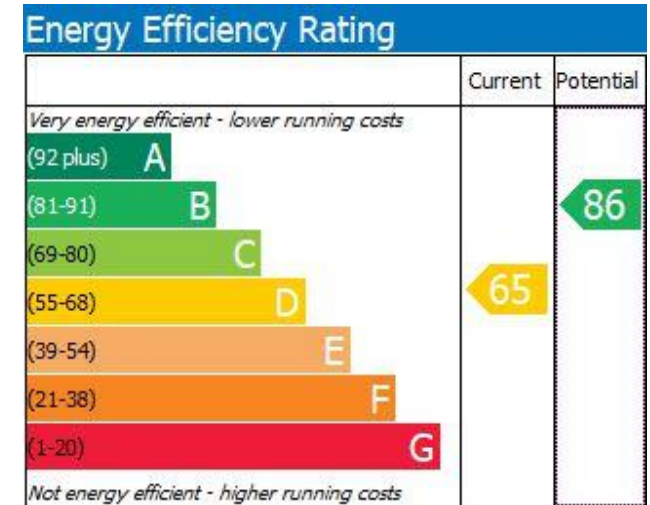
www.landregistry.gov.uk

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

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



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

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