



JONATHAN HALL

POWERED BY
exp® UK

Forge Cottages, Maidstone Road, Wrotham Heath, Kent, TN15 7SJ

Price Range: £325,000 - £335,000

jonathanhall.exp.uk.com



Accommodation

Ground floor: spacious open-plan sitting/dining room with stairs to first floor, kitchen with Shaker style fitted kitchen comprising wall and base cupboards, drawers, worktops, sink with mixer tap and drainer, electric hob with cooker hood above, built-in double oven, integrated dishwasher, space for fridge/freezer; lobby with door leading to the garden, and a stunning bathroom with a bath with shower above and a shower screen, WC and vanity wash-basin.

First floor: landing with hatch to loft; bedroom one with two fitted wardrobes/cupboards; and bedroom two with cupboard housing the boiler.

Outside

The property also benefits from a small front garden mainly laid to lawn and a path to the entrance door; an approximately 40ft southerly facing rear garden mainly laid to lawn, a paved patio adjacent to the rear of the property, fencing to boundaries, and a gate leading to a shared gravelled driveway leading to a driveway for three cars at the rear.

Agents Note

The property is freehold and in council tax band C, and it benefits from double glazing, gas central heating, and mains gas, electric, water and drainage.

A charming and beautifully presented Victorian mid-terraced cottage with a driveway for three cars, an approximately 40ft southerly facing rear garden, front garden, sitting/dining room, kitchen, bathroom and two bedrooms. Located in the hamlet of Wrotham Heath with its restaurants, pub, gym and health club at the Holiday Inn, golf course and petrol station with mini shop, and in the parish of Wrotham. Borough Green, with its wide range of local amenities including railway station with services to London Bridge (from 37 minutes), is 1.8 miles away.

Summary

- Charming Victorian Mid-Terraced Cottage
- Beautifully Presented Accommodation
- Driveway for Three Cars
- Approximately 40ft Southerly Rear Garden
- Sitting/Dining Room & Kitchen
- Bathroom & Two Bedrooms
- Gas Central Heating & Double Glazing
- Located in the Hamlet of Wrotham Heath
- Wide Range of Amenities in Borough Green
- Local Station (Trains to London from 37 Mins)





Location

Wrotham Heath benefits from the Holiday Inn Hotel with its gym and health club, Wrotham Heath Golf Club, a petrol station with a shop, Mings Chinese restaurant, a Beefeater pub and restaurant, delightful countryside walks, and good access to the M26 and the M20. St Mary's Platt with its popular primary school, church, two parks and the Blue Anchor public house is approximately 1 mile away.

The popular village of Borough Green with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, take-aways, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with kids playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge from 37 minutes, Charing Cross, Victoria, Maidstone and Ashford is approximately 1.8 miles away.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 3.3 miles away.

The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 8 miles away.

The M26 and the M20 can be accessed within approximately 0.5 and 1.5 miles.



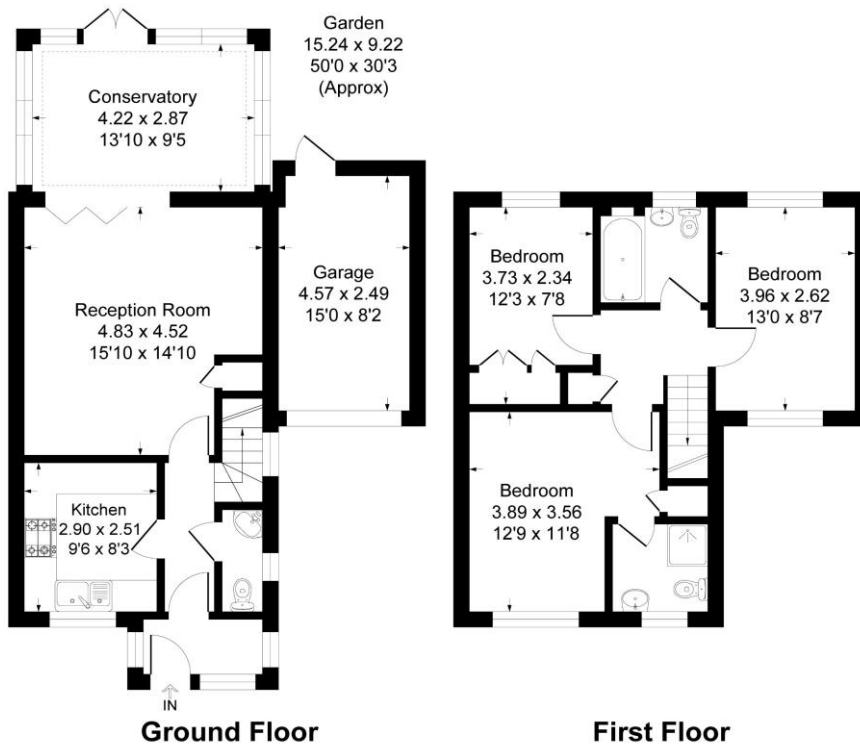
A charming and beautifully presented two bedroom Victorian mid-terraced cottage with driveway for three cars and a 40ft southerly facing rear garden; located in the hamlet of Wrotham Heath







Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft
 Approximate Garage Internal Area = 11.2 sq m / 121 sq ft
 Approximate Total Internal Area = 109.6 sq m / 1180 sq ft



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

JONATHAN HALL

POWERED BY
exp UK

If you need get in touch, please contact me on
 07429 483 423 or email jonathan.hall@exp.uk.com

