



26 WEST STREET, WROTHAM, KENT, TN15 7AS

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 **Hillier**  
Reynolds

£475,000

FREEHOLD

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

Offers excellent potential for extending and converting subject to the usual permissions.

Found within the popular village of Wrotham.





This well-presented 3 bedroom semi-detached home is found in a popular and convenient location within the sought after and picturesque village of Wrotham.

The house would be ideal for a large or growing family and offers further potential with extensions (subject to the usual permissions) that would make it a larger home that you could stay in for decades to come.

Entry onto the home is via a large driveway that could house multiple vehicles. The Entrance Hallway is large enough for storing many hats, coats and shoes. The main Living area was opened up some years ago but despite being open plan still offers 3 distinct areas. The Lounge is large enough for comfy sofa and chairs. The Dining area is open to the Kitchen making it a wonderful space for entertaining or formal dining. The large French doors open onto the garden allowing plenty of light to flood in from the Southerly aspect garden. The Kitchen is bright and modern with ample storage and work top space. Next is a small Utility room that has a personal door to the Garage.

Upstairs there are 3 excellent sized bedrooms, 2 being double rooms. The Family Bathroom is again bright and modern with a white suite.

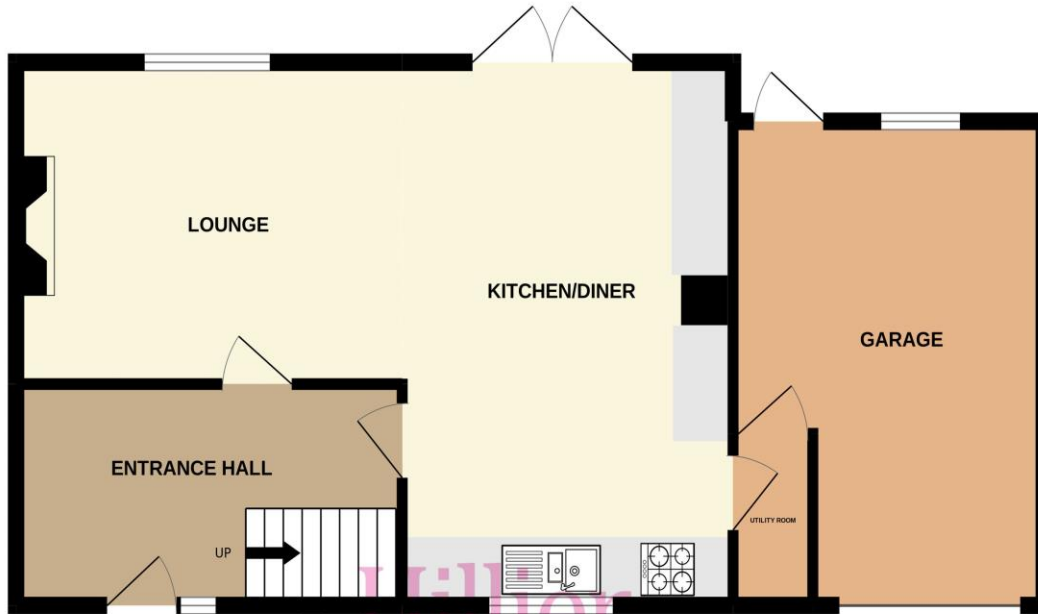
The house also benefits from a zone controlled under floor heating system allowing all walls to be used in each room without having radiators in the way. For additional peace of mind the house was re-wired in 2018.

Outside is large, south facing garden that the whole family could enjoy. Plenty of lawn area for children to play in and the patio is ideal for relaxing or dining al-fresco. Being such a large size and facing south means that if the home was extended the size of the garden and the sunshine coming in to it would not be compromised.

West Street is located on the north side of the historic village of Wrotham. It is well located for the commuting links provided by the nearby stations at Borough Green (trains into London Victoria) and Sevenoaks (fast trains to London Bridge, Charing Cross and Canon Street) whilst the M20 and M25 motorway networks are a short drive away. There are excellent schools in the area including Wrotham Primary & Secondary both found within walking distance. Wrotham village offers a mixture of shops for day to day needs along with a selection of popular pubs with dining facilities.

So if you would like a country setting within a quiet, safe & secure environment yet not be too far from civilisation then you really should come along and see this wonderful home.

## GROUND FLOOR



## 1ST FLOOR



## ACCOMODATION

### Entrance Hallway

13'6" (4.11m) X 6'11" (2.11m)

### Lounge

13'11" (4.24m) X 10'10" (3.30m)

### Kitchen/Diner

18'3" (5.56m) X 11'11" (3.63m)

### Utility Room

5'9" (1.75m) X 2'10" (0.86m)

### First Floor Landing

### Bedroom 1

13'6" (4.11m) X 10'10" (3.30m)

### Bedroom 2

12'0" (3.66m) X 10'10" (3.30m)

### Bedroom 3

10'6" (3.20m) X 6'11" (2.11m)

### Bathroom

6'10" (2.08m) X 6'0" (1.83m)

### Outside

Southerly aspect rear garden in excess of 80ft length. Mainly lawn with flowers and shrubs. Patio area. Personal door to:

**Garage** - 16'3" (4.95m) X 11'2" (3.40m)

Front comprising of driveway for multiple vehicles and lawn area with shrubs.



## 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)

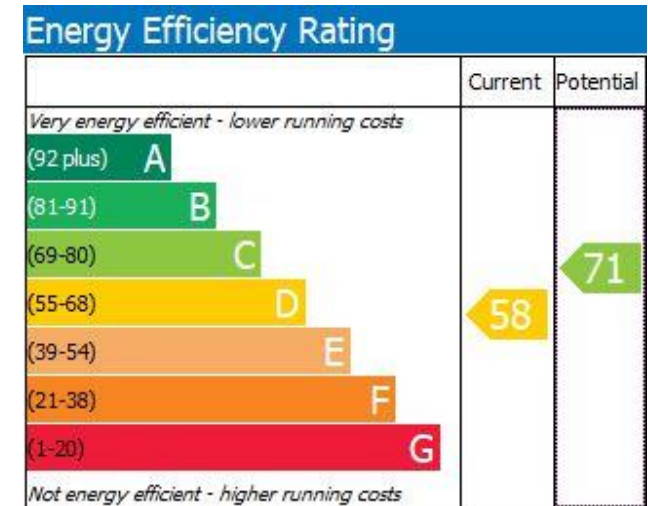
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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 High Street and then into Pilgrims Way. Take the next left at the church into West Street and the property can be found further down on the left hand side.

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

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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.

