



5 CHILDS WAY, WROTHAM, KENT, TN15 7DR

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 **Hillier**
Reynolds

£620,000

FREEHOLD

Three bedroom detached bungalow in sought after village location.

Mature westerly facing private rear garden.

Detached garage and off road parking. NO ONWARD CHAIN.





We are excited to be marketing this three bedroom detached bungalow which is located in a quiet and sought after cul de sac in the popular village of Wrotham. This substantial property has been well looked after and maintained by the current owners but would benefit from some cosmetic modernisation. The property is offered for sale with NO ONWARD CHAIN.

Located at the end of the cul de sac, this attractive bungalow has a detached garage as well as a block paved driveway providing parking for multiple cars. The bungalow has been designed so that the main living areas are at the rear of the property overlooking the garden. There is a spacious and well-proportioned Lounge that has an attractive feature fireplace as a central focal point. The room is light and bright with a double aspect and patio doors leading out to the Conservatory which enjoys views out to the westerly facing mature garden. There is an archway from the Lounge into the Dining room.

The Kitchen is spacious and well fitted with a good selection of work top space and cupboards providing plenty of storage. The back door leads out to the detached garage and a patio area that wraps around the rear of the property. Steps lead up to the lawn area which is private and secluded. The garden is approx. 60ft x 80ft. There are mature shrubs, plants and hedges in the borders. A garden shed as well as a summer house are included.

The generous master Bedroom is located at the front of the property and has a good selection of fitted bedroom furniture. There is a spacious En-suite Shower room. The second Bedroom is a well-proportioned double room that also has a double fitted wardrobe. The third Bedroom is a good sized single room with a fitted wardrobe and this would also make a generous study if required. The main Bathroom, although a little dated, is clean and well looked after and has a large corner bath. In the Hallway are two large storage cupboards.

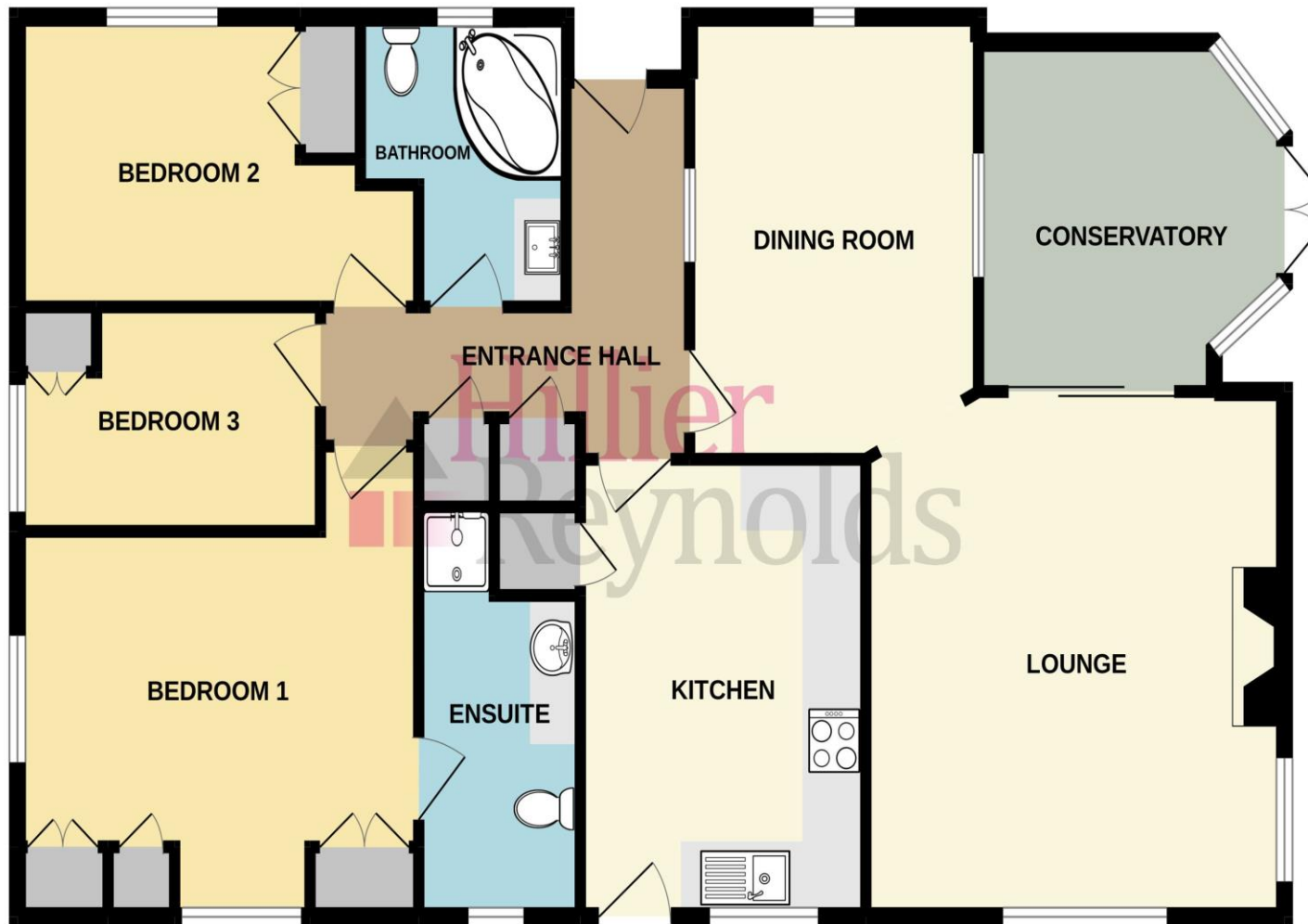
The village of Wrotham has a popular public house as well as a charming hotel and restaurant. There is a beautiful church in the centre of the village that is recorded in the Domesday book and is steeped in local history. There is a large recreation ground, a primary school, secondary school and a local 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 regular services to London Bridge, Waterloo East, Charing Cross and London Victoria.

Property such as this is rarely available and we are expecting a high level of interest so early viewing is recommended.

ACCOMMODATION

GROUND FLOOR



Entrance Hallway

Dining Room

13'10" (4.22m) x 10'0" (3.05m)

Lounge

14'6" (4.42m) x 13'10" (4.22m)

Conservatory

10'9" (3.28m) x 11'0" (3.35m)

Kitchen

13'11" (4.24m) x 9'11" (3.02m)

Bedroom 1

13'11" (4.24m) x 11'9" (3.58m)

En-suite

Bedroom 2

13'11" (4.24m) maximum x 8'10" (2.69m)

Bedroom 3

10'6" (3.20m) x 6'10" (2.08m)

Bathroom

Outside

Westerly facing rear garden comprising of patio area, steps leading to raised lawn area with wealth of flowers and shrubs. Shed and summerhouse to remain. Side access to:

Front garden comprising of driveway for multiple vehicles. Lawn area and flowers and shrubs.

Garage - 18'5" (5.61m) x 8'11" (2.72m)

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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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

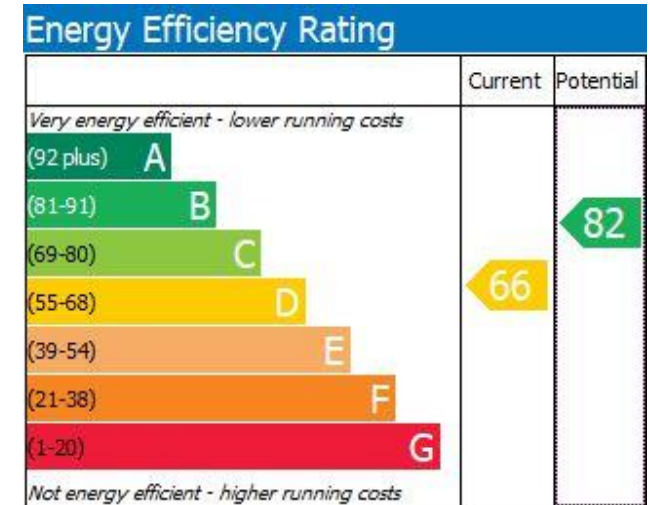
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



Route to View

From our office in Borough Green proceed north along the High Street. Turn right at the end into the Wrotham Road. After approximately half a mile turn left onto the Borough Green Road. Continue all the way round into the High Street then turn left into Old London Road. After a few hundred yards turn left in Court Meadow and then right into Childs Way. The home can be found at the end of the cul de sac.

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:

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