



3 ST MARY'S ROAD, WROTHAM, KENT, TN15 7AJ

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 **Hillier**
Reynolds

£300,000

FREEHOLD



Two-bedroom mid terraced character cottage.

Private courtyard garden.

Sought after village location.





We are delighted to market this two-bedroom mid terraced character cottage which is located in the popular and historic village of Wrotham.

The cottage has been well-maintained by the current owner and has an open plan living area. There is double glazing and central heating. The Lounge is a light and bright room that has an attractive beamed ceiling. The kitchen was updated three years ago and is now a stylish and functional area with a good selection of quartz worktops and cupboard space. There is an integrated washing machine, fridge and freezer. At the rear of the property you will find the bathroom which has a bath with shower over. The backdoor leads out to the low maintenance private courtyard garden. There is a wooden shed for storage.

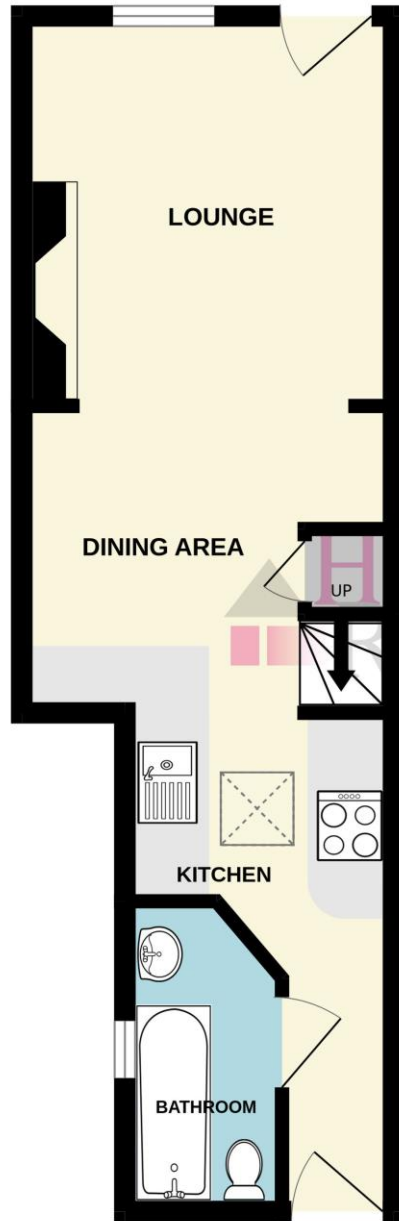
Upstairs you will find two well-proportioned bedrooms. The master bedroom at the front of the property is a well-proportioned light and bright room. The second bedroom is a good sized single room.

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 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.

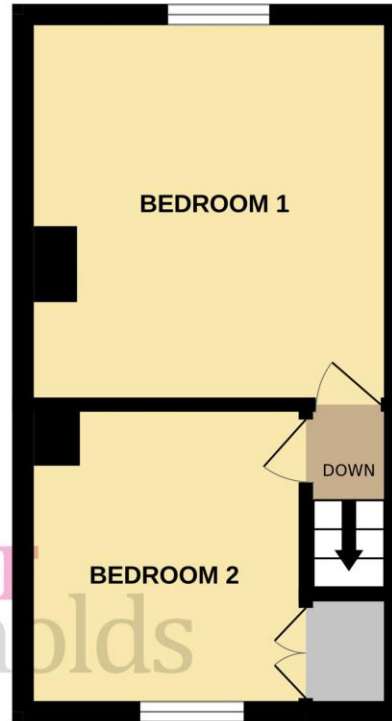
The popular village of Borough Green is only a short drive or walk away and has a larger selection of shops as well as a main line train station with services to London and Ashford.

This cottage has been well-loved by the current owner and viewing is recommended to fully appreciate the location and charm of this property.

GROUND FLOOR



1ST FLOOR



ACCOMMODATION

Entrance door to:

Lounge

10'10" (3.30m) x 10'2" (3.10m)

Dining Area

10'2" (3.10m) x 8'6" (2.59m)

Kitchen

7'4" (2.24m) x 5'3" (1.60m)

Lobby

Bathroom

First Floor Landing

Bedroom 1

10'9" (3.28m) x 10'2" (3.10m)

Bedroom 2

8'8" (2.64m) x 7'6" (2.29m)

Outside

Fully enclosed low maintenance courtyard garden.
Wooden storage shed.



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

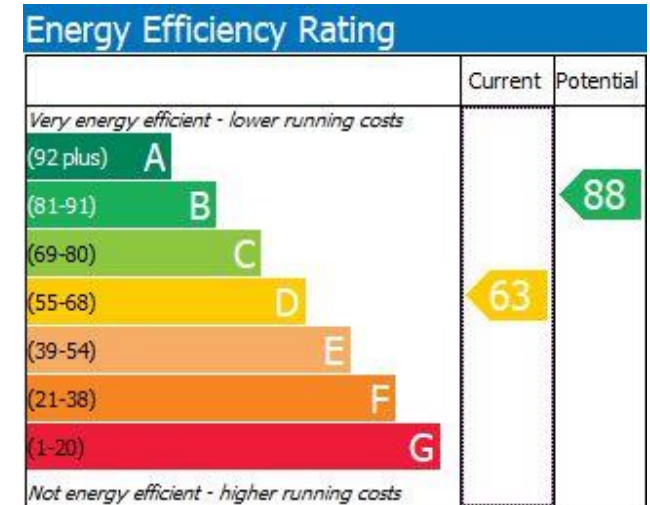
www.landregistry.gov.uk

<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 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. Take the next right into St. Mary's Road. The home can be found at the end on the right 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.

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

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