



1 WYATT CLOSE, BOROUGH GREEN, KENT, TN15 8RP

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£520,000

FREEHOLD

A beautifully presented 3 bedroom semi-detached Gough Cooper family home.

Wonderful corner plot gardens with detached garage and driveway.

Incredibly popular and convenient position being half mile from High Street & Station.





This 3 bedroom, Gough Cooper, semi-detached home is in wonderful condition and offers plenty of extension potential to be the family home you could stay in for many years to come.

As you approach the home you will notice the size of gardens the property sits in. Being on the corner, the plot is a generous size from front to back and offers plenty of scope for further extending subject to the usual planning permissions. Many homes locally have extended 1 or 2 storeys and to the side, rear or both so we would not expect any issues here. The reason so many properties have been extended is that residents want to remain in the area rather than move. Not only is it quiet, it is also incredibly convenient.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, sought after primary school and medical centre as well as a large recreation ground. The mainline station has regular services to London Bridge, Charing Cross and Victoria as well as Ashford. The neighbouring villages of Wrotham, Ightham and St Mary's Platt are also within walking distance and all have popular primary schools. There are good transport links to other secondary and grammar schools in the area and Wrotham secondary school is within walking distance. There are good road links with the M20, M26 Motorways just a short drive away.

The home has been incredibly well looked after and loved and has many of the basic benefits that are attractive. There is modern double glazing installed and the boiler is only 6 years old and benefits from having had a regular service annually.

The popularity of this home will not be just due to gardens and location but also the size of the rooms within. If you are looking for a family home this will tick so many of your wants or needs. There is a large Lounge for relaxing in, a Dining room for formal dining and a well-appointed Kitchen that has plenty of storage. The Garden room at the rear offers that extra space for the children to play in or to relax and admire the garden from. Having the downstairs cloakroom is a huge benefit if to be a busy family home. Upstairs are 3 great sized bedrooms and the bathroom is a bright room with a modern white suite.

The gardens are somewhere that the whole family can enjoy. There is enough space for the children to play in leaving plenty for those that enjoy gardening or if you want to entertain family and friends. There is usually plenty of space to park in the road but the last must have is the detached garage and driveway which is found at the end of the garden.

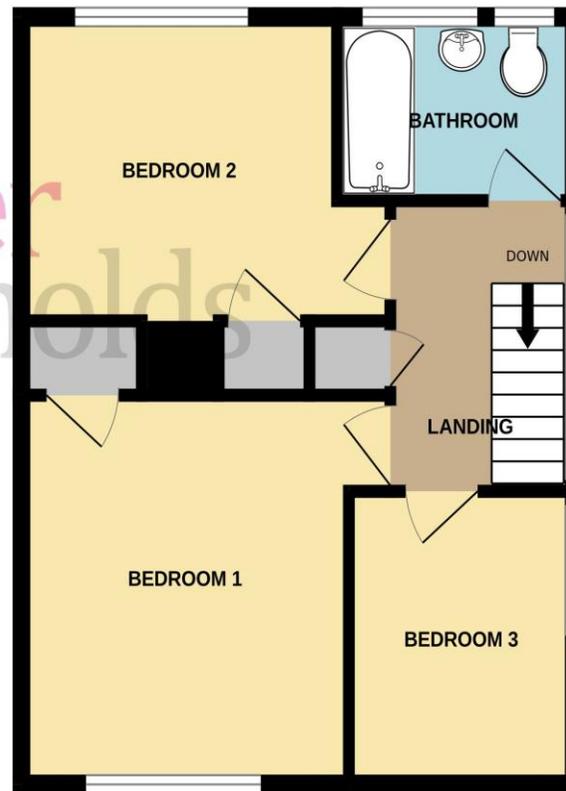
So if you are searching for a home that offers great sizes, is in a quiet & convenient location and offers plenty of potential for the future you should be making this home number 1 on your to view list.

ACCOMMODATION

GROUND FLOOR
52.8 sq.m. (568 sq.ft.) approx.



1ST FLOOR
38.8 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 91.6 sq.m. (986 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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Entrance Porch

Entrance Hallway

Lounge

13'8" (4.17m) x 13'8" (4.17m)

Dining Room

9'9" (2.97m) x 9'5" (2.87m)

Kitchen

9'4" (2.84m) x 8'8" (2.64m)

Garden Room

15'1" (4.60m) x 8'11" (2.72m)

Cloakroom

First Floor Landing

Bedroom 1

11'8" (3.56m) x 10'11" (3.33m)

Bedroom 2

10'6" (3.20m) x 9'0" (2.74m)

Bedroom 3

9'3" (2.82m) x 7'6" (2.29m)

Bathroom

Outside

Corner plot gardens consisting of:
Front gardens being mainly laid to lawn.
Rear garden with large lawn area, feature pond and patio.

Detached Garage with driveway in front for 1 car.



Route to View

From our office in Borough Green proceed south down Quarry Hill Road. Take the second turning left into Conyerd Road and at the end turn right into Staleys Road. Take the next right into Wyatt Close and the home can be found immediately 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

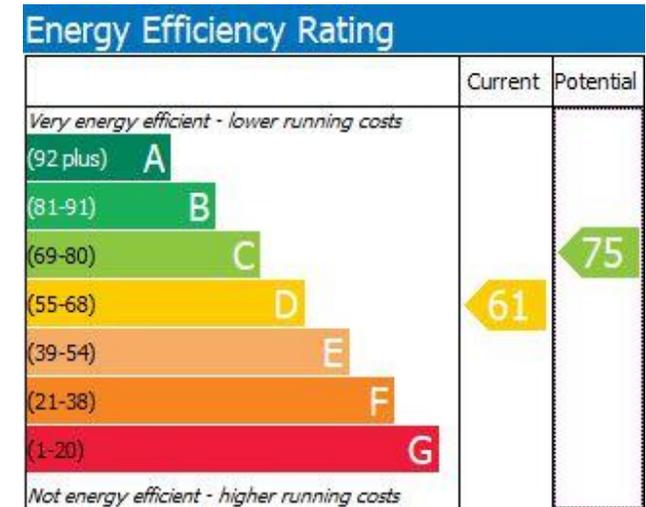
www.landregistry.gov.uk

<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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