



## 3 Lime Cottages

London Road, Wrotham Heath, TN15 7RX Freehold



Price Guide £250,000

# A charming mid terrace character cottage located in a tucked away position in the village of Wrotham Heath, offered for sale chain free with the advantage of an allocated parking space.

## Overview

- Character Cottage
- Two Bedrooms
- Reception room with fireplace
- Modern style kitchen
- Modern style first floor bathroom
- Enclosed rear garden
- Attractive wooden beams
- Plenty of character
- No chain
- Recently redecorated

## Description

The accommodation comprises sitting room and kitchen / diner on the ground floor and two bedrooms and bathroom on the first floor. The property also benefits from exposed beams, exposed brick and stone fireplace, gas fired central heating, double glazing, parking and small decking area to the rear.

## Location

Wrotham Heath benefits from a petrol station with shop, Mings Chinese restaurant, Beefeater public house with restaurant and the Holiday Inn Hotel and Health Club. St Mary's Platt with its popular primary school, Blue Anchor public house and church is approximately 1 mile away.

Borough Green with its variety of shops, restaurants, public house, bar, churches, popular primary school, dentist, doctors, Reynolds Retreat (Health Club, Country Club and Spa) and mainline station (with services to London Bridge and Maidstone) is approximately 1.7 miles away.



### Kitchen

11'8 x 10'8

A part glazed entrance door, window with plantation style shutter to front, attractive tiled floor and a range of white gloss matching wall and base units with worksurfaces that incorporate a sink with side drainer and fitted gas hob, offered with an oven below. Space and plumbing for a washing machine and slimline dishwasher, wall mounted boiler, wooden beams and local tiling to the walls wooden staircase to the first floor and connecting wooden door offering access to

### Reception room

12'6 x 11'11

Window to rear with fitted plantation style shutters, central

fireplace with brick surround and stone chimney breast with attractive exposed beams, wood effect floor and radiator with wall lights and connecting door to the rear garden.

### First floor landing

Offers wooden latch doors to both bedrooms and bathroom

### Bedroom

11'7 x 9'7

Window to rear with fitted plantation blinds, radiator, wood effect floor

### Bedroom

9'3 x 7'4

Window to front with plantation style shutter, wood effect floor

### Bathroom

Modern style suite, panel enclosed bath, with shower set above and a fitted shower screen. Tiled walls and floor, wash hand basin and low level w.c

### Rear garden

Fenced to boundary with decking offering space for table and chairs

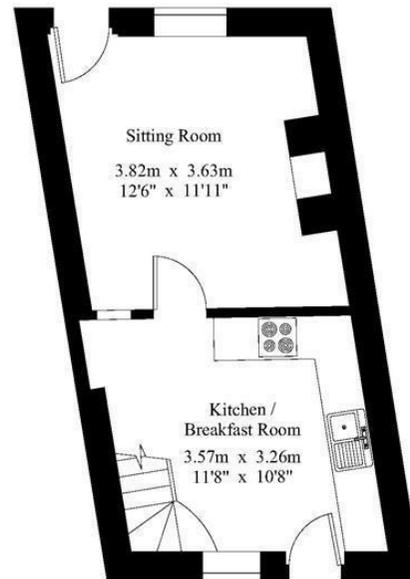
### Allocated parking

The property offers an allocated parking space (turn into the road by the restaurant and the space is on the right hand side as indicated on our map

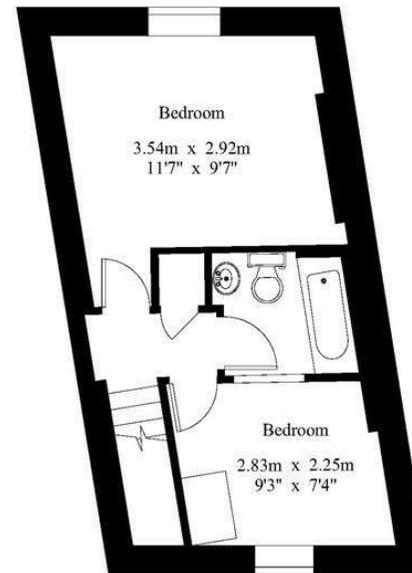




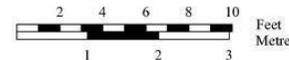
Gross Internal Area : 53.3 sq.m (573 sq.ft.)



Ground Floor



First Floor



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