



1 Nepicar Lodge London Road

Wrotham Heath, TN15 7RS Share of Freehold

 3

 3

 1

 C

Asking Price £334,995

Chain free

Kings are delighted to offer this fabulous period property split over three floors. Boasting an array of period features throughout, the well proportioned property benefits from three double bedrooms with two en-suites and a large garden to the front. With transport links to the M20, this delightful property is positioned perfectly for commuters.

Overview

- Price guide £334,995-349,995
- No onward chain
- Large reception and kitchen/diner
- Split over three floors
- Allocated parking
- Three double bedrooms
- Two en-suites
- Character features throughout
- Charming converted period property
- Ideal first time purchase or investment

Property Description

This property is set over three floors and the first thing you will notice is the sheer amount of space and natural light! The 19'4ft lounge is a great size with period features such as a box bay window, high ceilings and feature fireplace! The kitchen diner is also generously proportioned with plenty of worktop space, a stunning period focal point, and also space for a dining table! Upstairs you will find bedroom one with its own en-suite, bedroom two is also a double with the family bathroom right next door. To the second floor, there is a large master bedroom with four piece en-suite. Outside space is somewhat rare with an apartment but this property benefits from being a real suntrap perfect for those long summers evenings. Call us today to avoid missing out!



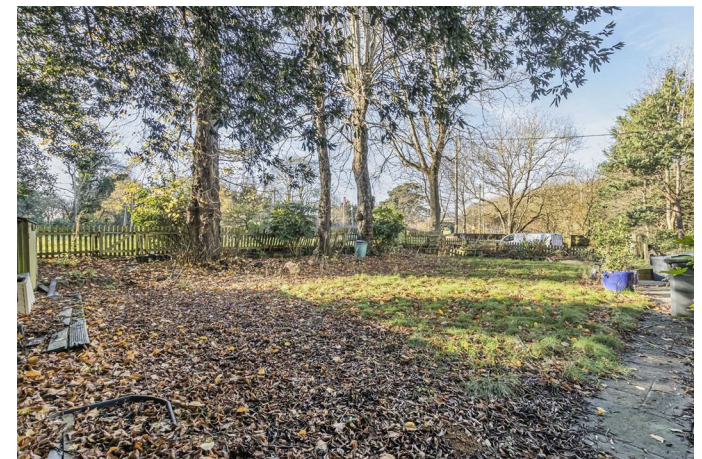
Location

This fantastic property is located just off London Road in Wrotham Heath. Local amenities include a petrol station with shop, Chinese restaurant, Vineyard restaurant, Beefeater public house with restaurant and the Holiday Inn Hotel and Health Club. The village of St. Mary's Platt is approximately a mile away and benefits from a primary school. A wider variety of shops and facilities is available at Borough Green. Transport links include Borough Green & Wrotham train station 2.5 miles away, offering direct services to London Bridge & Charing Cross. (Junctions to the M26 (for M25) and

M20 are approximately half a mile away, giving easy access to the international airports of Gatwick and Heathrow, as well as seaports and resorts on the South Coast.

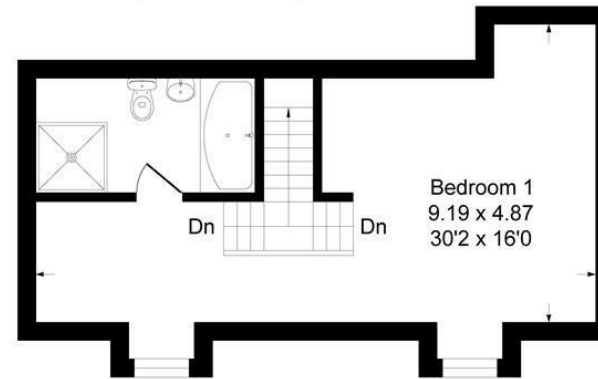
Notes to Buyers

The property also benefits from gas fired central heating, double glazing and is connected to mains gas, electricity, water and waste. The property is a council tax band F and has 981 years remaining on the lease.

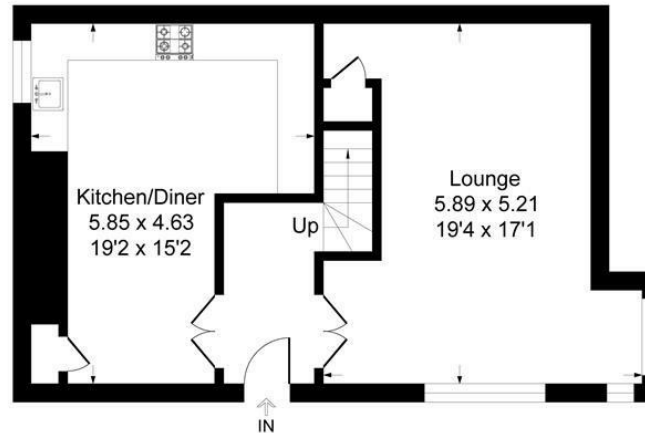


Nepicar Lodge, London Road, TN15

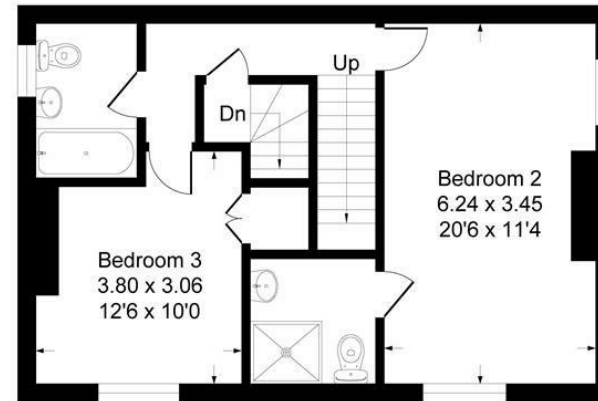
Approximate Gross Internal Area 148.3 sq m / 1597 sq ft



Top Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

51 Western Road, Borough Green, Kent, TN15 8AN
T: 01732 885585

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk

