



ELMOVER, BOROUGH GREEN ROAD, WROTHAM, KENT, TN15 7RD

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 **Hillier  
Reynolds**

**£595,000**

**FREEHOLD**

Beautifully presented and spacious 4/5 bedroom extended detached bungalow.

Flexible living and sleeping accommodation.

Large westerly facing rear garden, parking for multiple cars. NO ONWARD CHAIN.





We are excited to market this deceptively spacious detached bungalow conveniently located between the villages of Borough Green and Wrotham. This well-loved family home is beautifully presented and has been well-maintained by the current owners. The property has 4/5 bedrooms and offers versatile and flexible accommodation that can be used in a variety of ways depending on your specific requirements.

As you enter the property the entrance hall leads you through to the truly stunning open plan kitchen and family room. The kitchen is well-fitted and designed with a good selection of cupboards and worktop space. Most of the appliances are integrated and there is a breakfast bar separating the kitchen from the seating area. This is a practical and sociable living space that will be the real hub of family life. The conservatory is used as a dining room by the current owner and is a light and bright room which leads out to the patio area and the large westerly facing garden. This stunning garden will appeal to any keen gardeners or families looking for a generous garden. There is side access around to the front of the property that has a gated entrance and gravel driveway with parking for multiple vehicles.

Coming back through the entrance hall you will find two well-proportioned double bedrooms on your left. The front bedroom has an attractive bay window which allows for plenty of natural light. The family bathroom on the right has a modern free standing bathtub as well as a shower cubicle.

The inner lobby on the right leads through to two further rooms as well as the master bedroom. The first room on the left would make a fantastic study or playroom but has in the past been used as an additional bedroom. The lounge is a spacious but cosy reception room with a bay window and a gas feature fireplace. This room makes a perfect snug or additional sitting room for teenagers or 'grown ups' !

The master bedroom is located at the rear of the property and has french doors leading out to the patio and garden. A wonderful room to wake up to and enjoy the morning sun. There is a useful en suite with shower cubicle, sink and bidet. There is a separate cloakroom just outside the bedroom.

The fourth bedroom is a spacious loft room with eaves storage and velux window.

The home is located opposite the sought after Wrotham Secondary School. The popular Wrotham village with its stunning church and friendly pubs is just a short walk away, the larger village of Borough Green with its selection of shops and coffee bars, mainline station and primary school are approx. half a mile in the opposite direction.

This stunning home is offered for sale with no onward chain. We are expecting a lot of interest in this property so early viewing is highly recommended to fully appreciate the space and flexibility of this rarely available property.

GROUND FLOOR

1ST FLOOR



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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# ACCOMODATION

## Entrance Hallway

### Lounge

12'3" (3.73m) x 12'2" (3.71m)

### Family Room/Kitchen

25'9" (7.85m) x 14'0" (4.27m) reducing to 11'7" (3.53m)

### Conservatory

13'8" (4.17m) x 9'8" (2.95m)

### Inner Lobby

### Master Bedroom

13'11" (4.24m) maximum x 11'3" (3.43m)

### En-suite

### Bedroom 2

10'10" (3.30m) x 10'4" (3.15m)

### Bedroom 3

11'0" (3.35m) x 8'7" (2.62m)

### Study/Bedroom

10'8" (3.25m) x 7'2" (2.18m)

### Family Bathroom

### Cloakroom

### First Floor

### Bedroom 4

17'0" (5.18m) reducing to 11'6" (3.51m) x 9'3" (2.82m)

### Outside

Westerly facing rear garden approx 110' (33.53m). Mainly laid to lawn with mature plants and shrubs. Paved patio area, garden shed with side access to front driveway with substantial parking for multiple vehicles.

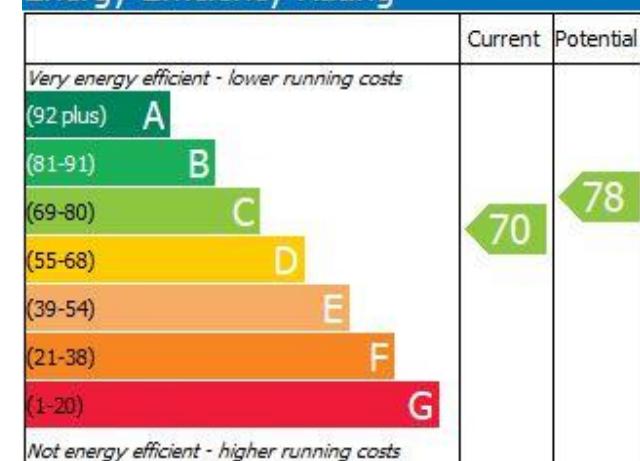


## Helpful Information

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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
<http://list.english-heritage.org.uk>  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)  
[www.ipoc.co.uk](http://www.ipoc.co.uk) (for listed homes)

## Energy Efficiency Rating



## Route to View

From our office in Borough Green proceed north along the high Street. At the end turn right into the Wrotham Road, continue past the train station and Potters Mead. The property can be found on the left hand side opposite Wrotham Secondary School as denoted by our For Sale board.

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

**01732 884422**  
**enquiries@hillier-reynolds.co.uk**  
**www.hillier-reynolds.co.uk**

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.

