



Legg & Co
SALES AND LETTINGS

Maidstone Road | Wrotham Heath
| TN15

DETACHED FAMILY HOME | OPEN PLAN LIVING DINING ROOM | 3/4 BEDROOMS | EN-SUITE TO THE MASTER | WRAP AROUND GARDEN

Guide Price £525,000 - £550,000 Freehold

Legg & Co are delighted to offer for sale this very well presented detached family home providing spacious and light accommodation throughout. The property comprises: entrance hallway with separate WC, modern fitted kitchen with space for a small table, open plan living dining room and conservatory. To the first floor there are three bedrooms and a study, modern family bathroom and en-suite to the Master bedroom. Outside the property has a wrap around garden with areas of patio and lawn, parking and a single garage. The current vendors have owned the property since it was built in the year 2000 and enjoyed living here for this duration. Wrotham Heath benefits from a petrol station with shop, Mings Chinese restaurant, Fishyard restaurant, Beefeater pub with restaurant and the Holiday Inn . St Mary's Platt with its popular primary school, Blue Anchor pub and church is approximately 0.7 miles away. Close by is Borough Green with its variety of shops, restaurants, take-aways, pub, bar, churches, popular primary school, dentist, doctors, Reynolds Retreat (with gym, country club, spa and restaurant) and mainline station (with services to London, Maidstone and Ashford International) is approximately 1.7 miles away. Access to the M20 and M26 is approximately 0.5 and 1.5 miles away. We strongly advise booking to view to appreciate the space on offer!!

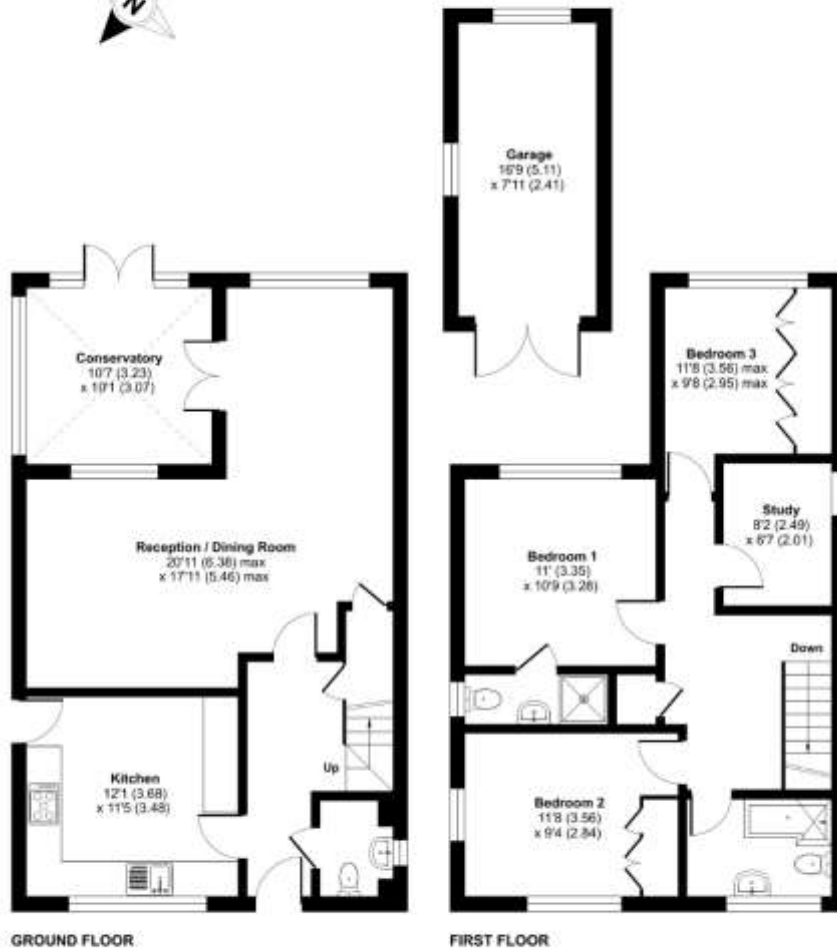




Maidstone Road, Wrotham Heath, Sevenoaks, TN15

Approximate Area = 1462 sq ft / 136 sq m (includes garage)

For identification only - Not to scale



Floor plan prepared in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) 2022. Produced for Robert Legg Property Consultant - RLP - 199964

Legg & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

