



16 THE BRIARS, WEST KINGSDOWN, KENT, TN15 6EZ

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



GUIDE PRICE

£350,000 - £365,000

FREEHOLD

Beautifully presented three bedroom end of terrace house.

Garage and driveway with parking for one car.

Popular cul de sac location.





We are delighted to market this beautifully presented three bedroom end of terrace home. The current owners have transformed the property since ownership and have created a tasteful and stylish modern interior which we have no doubt will be very popular. The home is located in a popular cul de sac in West Kingsdown.

An entrance porch provides storage for coats and shoes before stepping into the lounge. The living area is open plan and decorated in tasteful neutral colours. There is a feature fire surround as an attractive focal point of the room. The kitchen/dining area is a light and bright room with French doors leading out to the fully enclosed south facing rear garden. The garden has a patio area as well as access to the garage.

The kitchen has been well designed to provide a good selection of cupboards and work top space as well as providing a modern and stylish area for eating and entertaining.

Upstairs, the tasteful decor continues and you will find three well-proportioned bedrooms. The master bedroom is at the front of the property and is a light and bright room due to the two large windows to the front. There is a built in storage cupboard. Bedroom two is a further double bedroom which is used as a home office by the current owners. The third bedroom is a single room which overlooks the garden.

The bathroom has been updated and is now a modern shower room with a large shower cubicle and contemporary fittings.

To the front of the property there is a neat front garden with a driveway and garage.

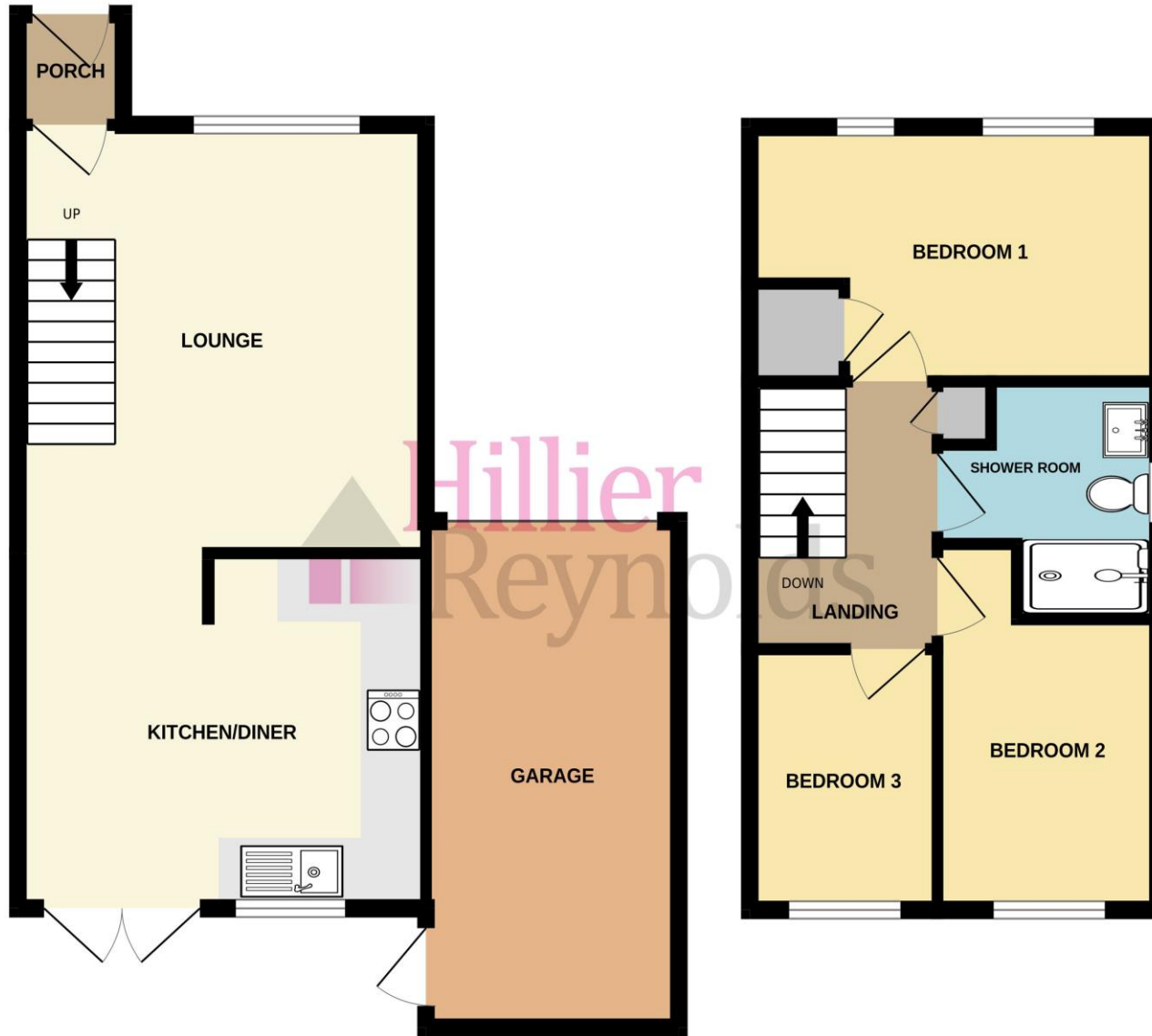
This home is found in a convenient location within West Kingsdown having the local shopping parade less than a mile away. West Kingsdown Medical Centre is a short walk away and access to the M20 motorway networks are also close by.

We are expecting a high level of interest in this stunning property so viewing is highly recommended to avoid disappointment.

ACCOMMODATION

GROUND FLOOR

1ST FLOOR



Porch

Lounge

13'9" (4.19m) x 13'9" (4.19m)

Kitchen/Diner

13'9" (4.19m) x 11'5" (3.48m)

First Floor Landing

Bedroom 1

13'9" (4.19m) x 8'2" (2.49m)

Bedroom 2

8'10" (2.69m) x 7'7" (2.31m)

Bedroom 3

8'5" (2.57m) x 5'9" (1.75m)

Shower Room

Outside

Fully enclosed south facing rear garden mainly laid to lawn. Paved patio area. Doorway to garage.

Garage - 16'3" (4.95m) x 8'6" (2.59m)



Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 towards West Kingsdown. When you enter West Kingsdown proceed for approximately 1 mile until you find The Briars on your left hand side. The home can be found on the left hand side and is denoted by our For Sale board.

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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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

