



68 ASH TREE DRIVE, WEST KINGSDOWN, KENT, TN15 6LF

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 **Hillier**  
Reynolds

£440,000

FREEHOLD

Three bedroom semi-detached family home.

Driveway with parking for multiple vehicles and detached garage.

Sought after location. NO ONWARD CHAIN.





We are pleased to market this three bedroom semi-detached family home which is located in a quiet cul-de-sac on the outskirts of West Kingsdown within walking distance of the popular village primary school. The property has been well looked after and well maintained by the current owner and is now offered for sale with NO ONWARD chain.

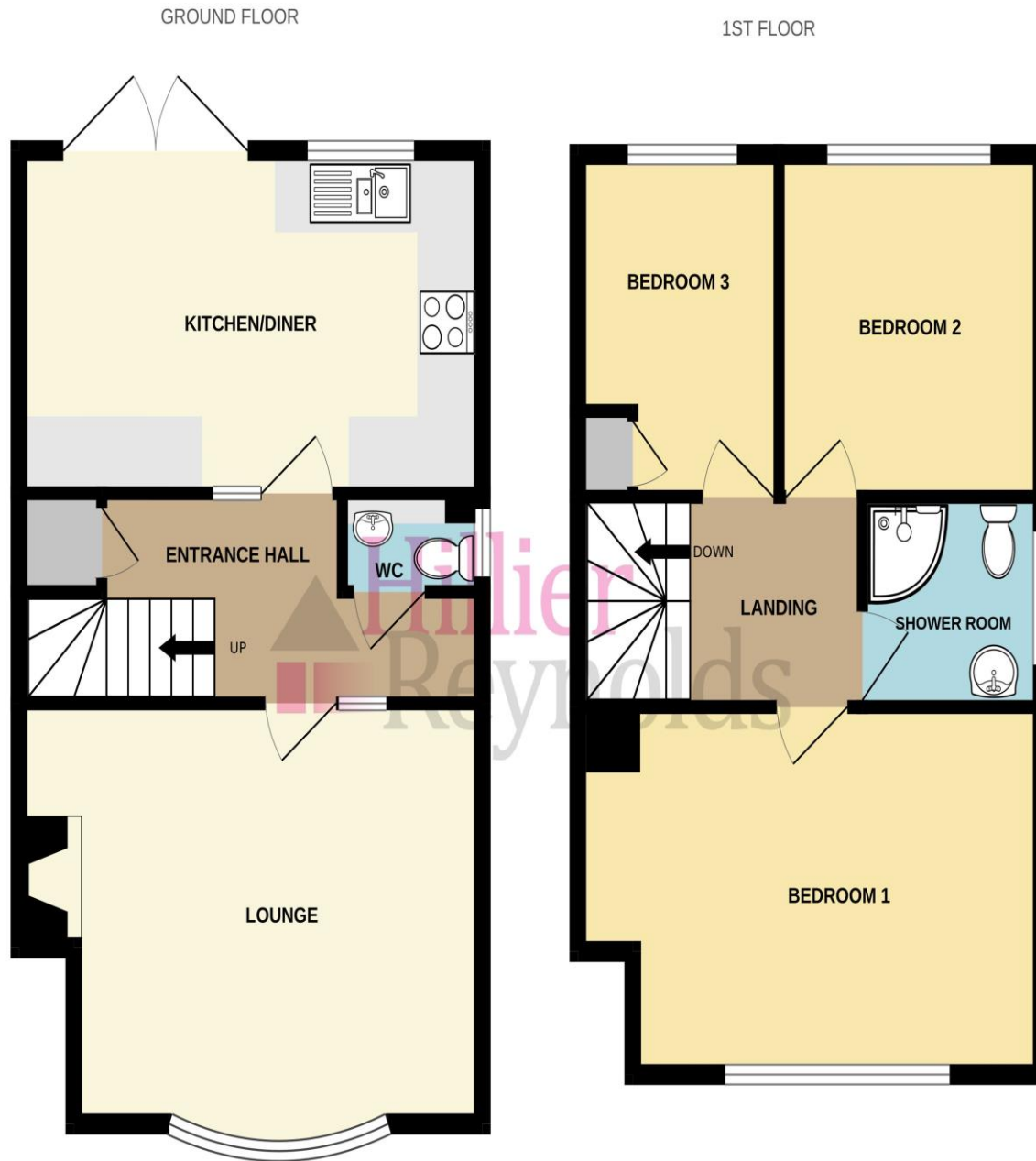
As you enter the property you will find a well-proportioned lounge on your left. A large bay window allows for plenty of natural light and there is an attractive fireplace as a central focal point of the room. The kitchen/diner is a light and bright room with plenty of space for a dining suite. The kitchen has been well designed and fitted with modern units and worktops and fully integrated appliances. French doors lead directly out to the patio area and garden which is mainly laid to lawn. There is a detached garage and double gates that offer secure parking if required. At the front of the property there is a front garden and a block paved driveway providing further parking.

A useful cloakroom completes the downstairs living accommodation.

Upstairs you will find three bedrooms as well as a modern shower room. The master bedroom is located at the front of the property and is a light and spacious room which is decorated in calm neutral tones. The second bedroom overlooks the garden and is a spacious and well-proportioned double room. The third bedroom is a good sized single room.

The shower room is clean, bright and modern with timeless white fittings and a large shower cubicle.

The home is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short walk away. Just a few minutes' drive will take you to the local shops. For motorway connections access to the M-20, A-20 and M-26 are very close making a trip to Swanley or Bluewater Shopping Centre only a 20 minute drive approximately. For motor racing enthusiasts the Brands Hatch circuit is nearby but if you want the peace and quiet of the countryside you can find nearby the Pilgrims Way that cuts across the North Downs and offers beautiful countryside walks.



# ACCOMMODATION

## Entrance Hallway

## Lounge

16'4" (4.98m) x 11'10" (3.61m) Maximum Measurement

## Cloakroom

## Kitchen/Diner

16'4" (4.98m) x 9'8" (2.95m)

## First Floor Landing

## Bedroom 1

16'4" (4.98m) x 10'4" (3.15m) maximum measurement

## Bedroom 2

9'9" (2.97m) x 9'3" (2.82m)

## Bedroom 3

9'9" (2.97m) x 6'9" (2.06m)

## Shower Room

## Outside

Fully enclosed rear garden mainly laid to lawn. Patio area. Side access to driveway and front garden.

**Garage** - 19'10" (6.05m) x 12'10" (3.91m)



## Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 towards West Kingsdown. After entering West Kingsdown turn right into Fawkham Road by The Portobello Inn. Take the next left into Southfields Road. Take the second left into Birch Way and then left again into Ash Tree Drive. The property can be found on the left hand side.

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](http://www.environment-agency.gov.uk)

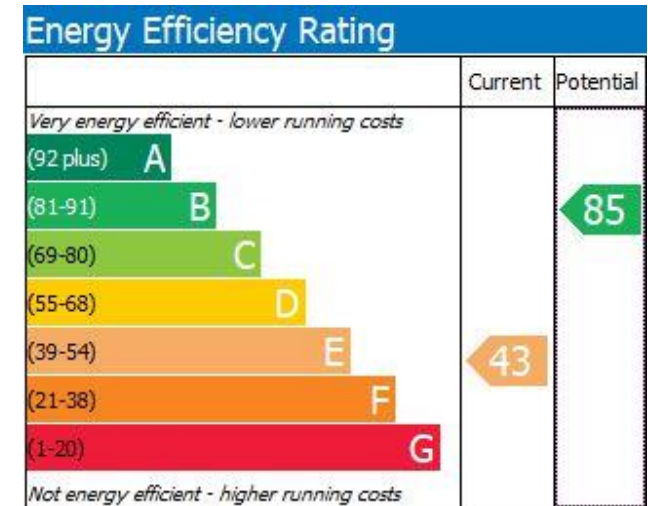
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

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