



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

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 **Hillier**
Reynolds

£325,000

FREEHOLD

Immaculately presented two bedroom terraced house.

Stylish modern kitchen with large breakfast bar.

Garage en bloc with one parking space and additional parking space at front of property.





We are excited to launch to the market this beautifully presented two bedroom terraced property that has been fully renovated and updated by the current owners. The property is located in a popular road in West Kingsdown and is an ideal starter home or, alternatively, would suit anyone looking to downsize to a property that can be moved straight into. 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 is also close by.

As soon as you enter the property you will appreciate how light and bright the home is with calm neutral decor and beautiful wooden flooring which runs throughout the downstairs living accommodation. The kitchen has been completely re-fitted with stylish and modern units and marble effect work tops. There is a large sociable breakfast bar. The back door leads directly out to the fully enclosed rear garden. The garden is a perfect outdoor space to entertain family and friends and is mainly laid to lawn with a paved patio area.

Upstairs you will find the master bedroom that is located at the front of the property. This is a light and bright sunny room with a good selection of fitted wardrobes. The second bedroom over looks the garden and has built in storage. This is an ideal child's bedroom or guest room.

The shower room is beautifully fitted with a large walk in shower cubicle and stunning wall and floor tiles.

At the rear of the property you will find a garage en bloc that has a parking space in front of it. The current owners have added a dropped kerb at the front of the property and have laid a shingle driveway which provides an additional parking space.

West Kingsdown is just a short drive from the popular villages of Eynsford and Shoreham with their pretty high streets and charming villages pubs. The larger village of Borough Green with it's bustling high street and MLS to London Victoria, London Bridge and Charing Cross is a short drive away.

We are expecting this property to be very popular so would advise early booking of your viewing to avoid disappointment.

ACCOMMODATION



Entrance Porch

Lounge

14'1" (4.29m) x 11'8" (3.56m)

Kitchen/Diner

11'8" (3.56m) x 11'2" (3.40m)

First Floor

Landing

Bedroom 1

11'9" (3.58m) x 11'0" (3.35m)

Bedroom 2

11'3" (3.43m) x 6'3" (1.91m)

Shower Room

Outside

Garage En-Bloc - 15'4" (4.67m) x 7'9" (2.36m) and one allocated parking space. Shingle driveway at front of property with parking for one car.

Fully enclosed rear garden mainly laid to lawn with paved patio area.



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 right 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		91
(81-91) B		
(69-80) C		
(55-68) D	63	
(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:

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