



16 WARLAND ROAD, WEST KINGSDOWN, KENT, TN15 6JT

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 **Hillier**  
Reynolds

# £725,000

## FREEHOLD

Well-presented substantial four-bedroom detached family home.

Double garage, outbuilding and driveway with parking for multiple cars.

Situated on a large corner plot in a popular location.  
**NO ONWARD CHAIN.**





We are pleased to market this substantial four-bedroom detached family home that is situated on a large corner plot in a popular road on the outskirts of West Kingsdown. This well-loved family home is offered for sale with NO ONWARD CHAIN. The property has been previously extended by the current owners but still has potential to convert the outbuilding and double garage subject to the necessary planning permission.

As you enter the property you will find a well-proportioned lounge on your left. This is a bright and sunny room due to the triple aspect. There is an attractive fireplace with log burner as a central focal point of the room. The kitchen/diner is a spacious and sociable multi-functional area with plenty of space for a dining suite. There is a good selection of shaker style kitchen units that complement the tiled floor and style of the property. To the side of the kitchen is a large utility room. A back door leads out to the covered car port and fully enclosed rear garden that is mainly laid to lawn. There is a patio area which is ideal for entertaining friends and family. There is a large outbuilding which could potentially be converted to a home office subject to planning. There is a hard standing area at the rear of the garden accessed by double gates which provides further parking. There is also a large double garage.

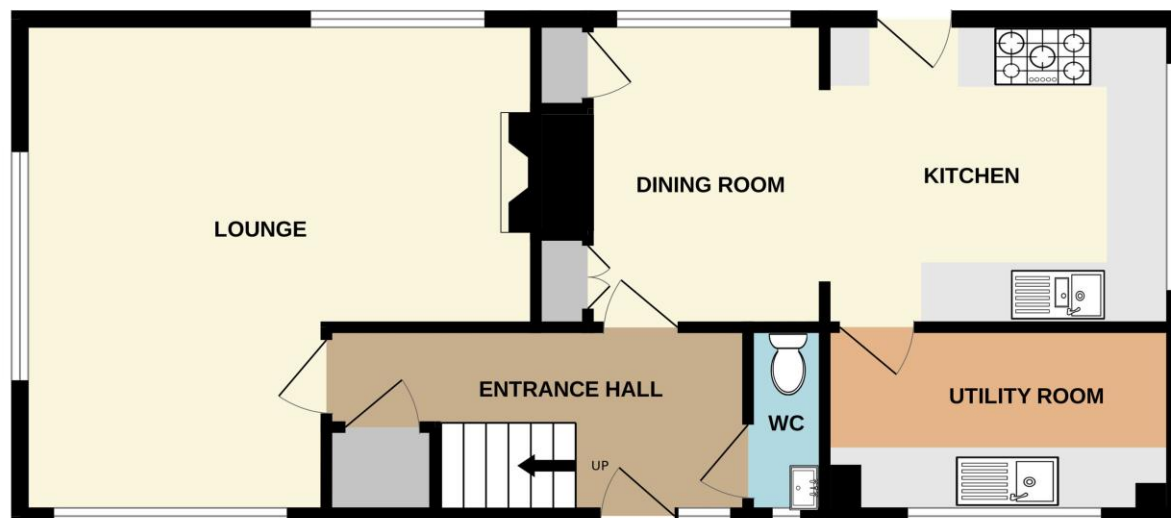
A cloakroom completes the downstairs accommodation.

Upstairs you will find four well-presented bedrooms. The master bedroom is a bright and sunny room with double aspect. This room enjoys stunning views over the fields opposite the property and there are built in wardrobes providing plenty of storage space. The second bedroom over-looks the garden and has fitted wardrobes. Both bedrooms three and four are spacious double rooms. There is a large family bathroom as well as a separate shower room.

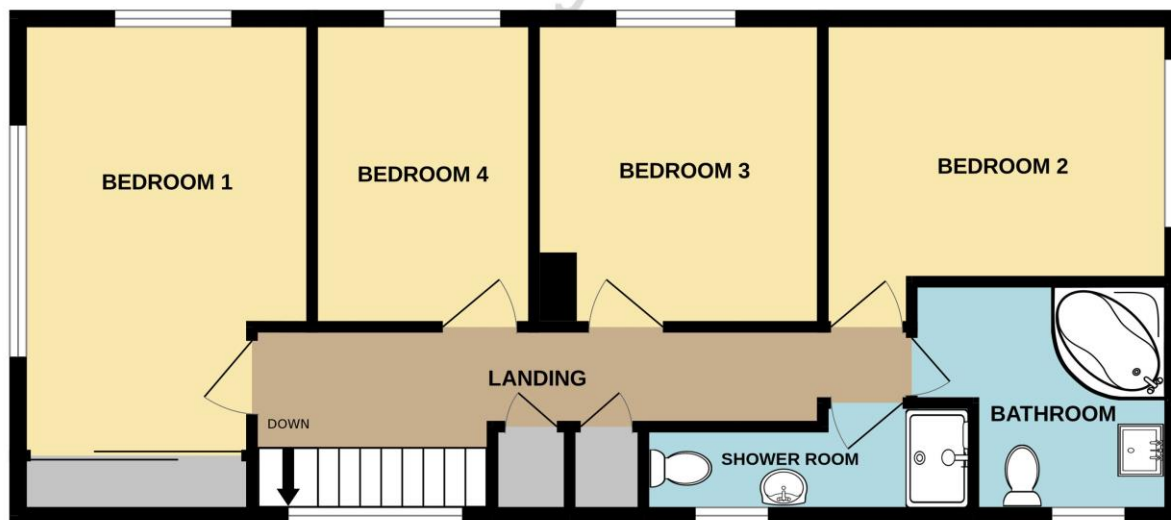
To the side of the property is a large mature wrap around front garden with a blocked paved driveway with double gates leading to a covered car port. This property really has to be viewed to fully appreciate the size and potential of the plot and all it has to offer.

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 minute's 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.

## GROUND FLOOR



Hillier  
1ST FLOOR  
Reynolds



## ACCOMMODATION

### Entrance Hallway

### Lounge

17'5" (5.31m) x 16'11" (5.16m) maximum L-shape

### W.C.

### Dining Room

10'5" (3.18m) x 8'8" (2.64m)

### Kitchen

11'10" (3.61m) x 10'5" (3.18m)

### Utility Room

11'9" (3.58m) x 6'2" (1.88m)

### First Floor Landing

### Bedroom 1

14'10" (4.52m) x 9'11" (3.02m) maximum measurements

### Bedroom 2

11'10" (3.61m) x 8'11" (2.72m)

### Bedroom 3

10'6" (3.20m) x 10'1" (3.07m)

### Bedroom 4

10'6" (3.20m) x 7'4" (2.24m)

### Bathroom

### Shower Room

### Outside

Fully enclosed rear garden mainly laid to lawn. Borders stocked with mature shrubs and plants. Block paved patio area. Double gates providing access to hard standing area. Double garage with parking in front. Driveway with additional parking for multiple vehicles, double gates leading to covered car port. Wrap around front garden.

**Double Garage** - 20'0" (6.10m) x 18'0" (5.49m)

**Storage Shed** - 18'4" (5.59m) x 8'0" (2.44m)

**Kennel** - 21'0" (6.40m) x 12'0" (3.66m)

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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## 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)

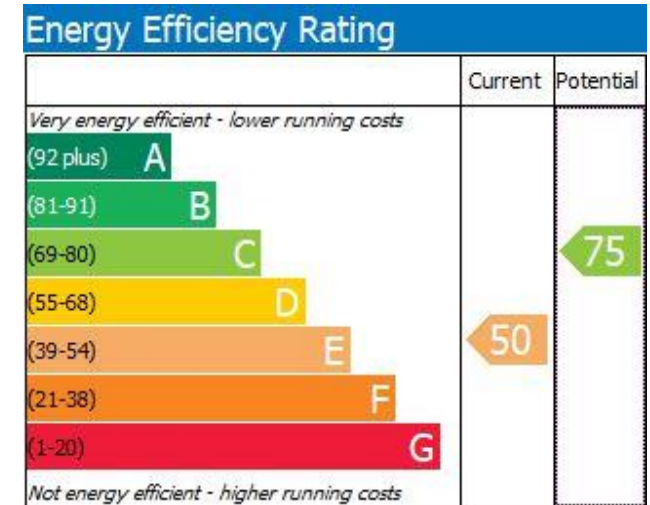
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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)



## 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 2nd left into Warland Road and the home can be immediately on the left hand side 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](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://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.

