



OAK LODGE, LONDON ROAD, WEST KINGSDOWN, KENT, TN15 6EJ

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

 **Hillier**
Reynolds

£750,000

FREEHOLD

Substantial and well-presented 5/6 bedroom detached family home.

Gated driveway with parking for multiple vehicles.

Fully enclosed mature garden with hot tub. NO ONWARD CHAIN.





We are pleased to market this well-presented and substantial family home that offers flexible and versatile living accommodation and will appeal to both multi-generational families as well as anyone looking for a large spacious home within easy reach of good transport links.

The property is set back from the road and has a gated entrance with a large driveway providing parking for multiple vehicles. As you enter the property you will appreciate the light and bright entrance hall. On your right you will find the lounge/diner, which, at over 30ft has more than enough space to accommodate even the most generous furniture. There is a stylish feature wall as well as an attractive fireplace as a central focal point of the room. The current owner used the rear of the room as a dining area due to its proximity to the kitchen. A sun room provides even more living space. There are concertina doors that lead out to the fully enclosed rear garden which has a block paved patio area as well as a decked entertaining area with a wooden gazebo covering the hot tub. The garden is mainly laid to lawn and has mature borders stocked full of flowers and shrubs. There is side access to the front of the property.

The kitchen is modern and well-fitted with stylish white gloss units and wooden work tops. There is a good selection of cupboards offering plenty of storage as well as a breakfast bar. The current owner extended the property at the rear of the garage for use as an annex and this additional space has previously been used as a bedroom with an adjoining shower room. The room is now used as a home office and has its own access to the garden.

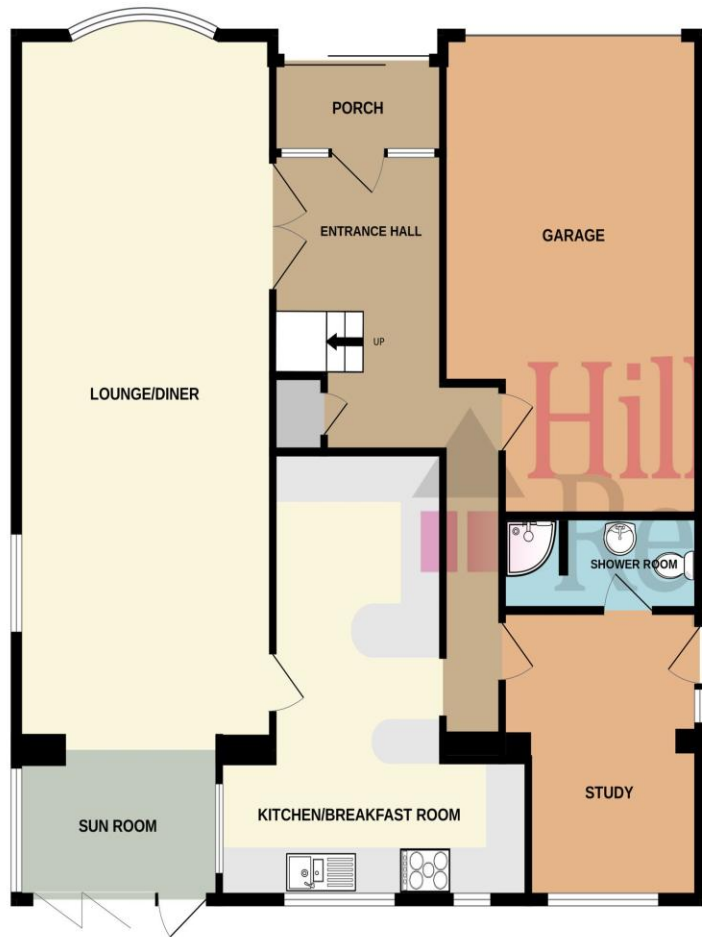
Upstairs the galleried landing is a bright open space which leads to the master bedroom suite which is located at the front of the property. This spacious bedroom has a dressing room at one end as well as an en suite bathroom with Jacuzzi bath at the other. At the rear of the property you will find three double bedrooms all with built in wardrobes and views over the garden. There is a further single bedroom as well as a family shower room that completes the upstairs accommodation.

The property is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short drive away. Just a few minutes' walk 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.

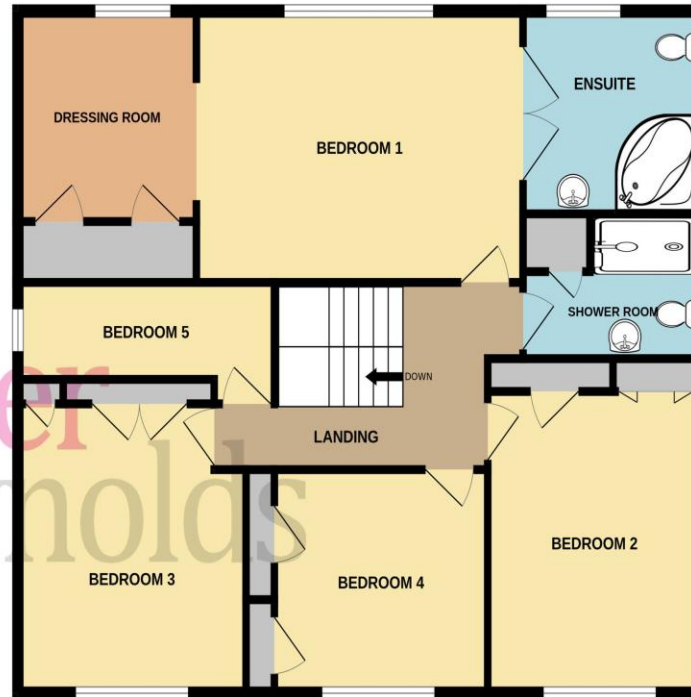
Viewing is highly recommended to fully appreciate the size and versatility of this well-maintained family home.

ACCOMMODATION

GROUND FLOOR
124.7 sq.m. (1343 sq.ft.) approx.



1ST FLOOR
99.4 sq.m. (1070 sq.ft.) approx.



TOTAL FLOOR AREA : 224.2 sq.m. (2413 sq.ft.) approx.

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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Porch

Entrance Hallway

Lounge/Diner

31'5" (9.58m) x 13'5" (4.09m)

Sun Room

10'7" (3.23m) x 6'7" (2.01m)

Kitchen/Breakfast Room

19'8" (5.99m) x 16'2" (4.93m) maximum measurement T-Shape

Study

12'9" (3.89m) x 10'4" (3.15m)

Shower Room

First Floor Landing

Bedroom 1

17'1" (5.21m) x 11'11" (3.63m)

Dressing Room

9'3" (2.82m) x 9'2" (2.79m)

En-suite

9'4" (2.84m) x 8'11" (2.72m)

Bedroom 2

13'3" (4.04m) x 11'4" (3.45m)

Bedroom 3

13'2" (4.01m) x 11'4" (3.45m)

Bedroom 4

11'3" (3.43m) x 9'10" (3.00m)

Bedroom 5

13'5" (4.09m) x 4'3" (1.30m)

Shower Room

Outside

Fully enclosed mature rear garden mainly laid to lawn with borders stocked with flowers and shrubs. Block paved patio area and decked entertaining area with hot tub and wooden gazebo. Side access to gated driveway with parking for multiple vehicles.

Integral Garage - 20'8" (6.30m) x 13'6" (4.11m)



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

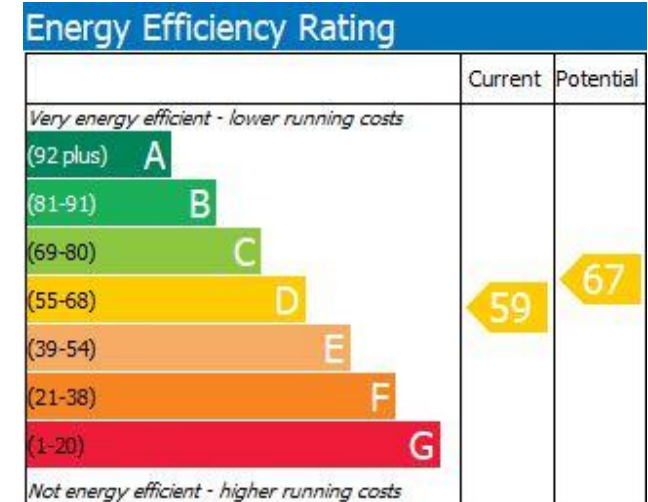
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From our office in Borough Green head north out of the high street onto the Wrotham road. At the first roundabout take the second exit onto the London Road. Take the first exit on the next roundabout staying on the London Road. Turn first exit again at the next roundabout sign posted for West Kingsdown. The property can be found on the right hand side a few hundred yards past School Lane as 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.

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

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