



63 MILLFIELD ROAD , WEST KINGSDOWN, KENT, TN15 6BX

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 **Hillier**
Reynolds

£415,000

FREEHOLD

Well presented two bedroom semi-detached bungalow.

Driveway and detached garage. Fully enclosed rear garden.

Located in a popular road and offered for sale with NO ONWARD CHAIN.





We are delighted to market this well-presented two bedroom semi-detached bungalow which is located in a sought after road in West Kingsdown. The property is offered for sale with NO ONWARD CHAIN and would benefit from some cosmetic updating.

This attractive bungalow has a porch leading into a spacious entrance hall. The lounge is a well-proportioned room with a stylish log burner as a central focal point. Double doors lead out to the sunny conservatory which, in turn, leads out to the fully enclosed and manageable easterly facing rear garden. There is a decked entertaining area, lawn and raised borders. A side gate leads to the detached garage and driveway which provides parking for approx. 2- 3 cars.

The kitchen has a good range of cupboards and work top space and has a back door leading out to the garden.

The master bedroom is located at the rear of the property and is a bright and sunny room with a good selection of fitted bedroom furniture. The second bedroom is also a double room which also has built in wardrobes providing plenty of storage.

The generous bathroom is bright and modern with a bath as well as a separate shower cubicle.

The home is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short drive away. Just a few minute's 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.

GROUND FLOOR
69.3 sq.m. (746 sq.ft.) approx.



TOTAL FLOOR AREA : 69.3 sq.m. (746 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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ACCOMMODATION

Entrance porch

Hallway

Lounge

12'9" (3.89m) x 11'10" (3.61m)

Conservatory

11'8" (3.56m) x 8'11" (2.72m)

Kitchen

9'0" (2.74m) x 7'10" (2.39m)

Bedroom 1

11'3" (3.43m) x 10'9" (3.28m)

Bedroom 2

11'11" (3.63m) x 8'10" (2.69m)

Bathroom

11'4" (3.45m) x 6'10" (2.08m)

Outside

Decked entertaining area. Mainly laid to lawn.
Wooden garden shed. Gate to :

Detached Garage - 16'10" (5.13m) x 8'4" (2.54m)

Driveway with parking for approx. 2/3 cars



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

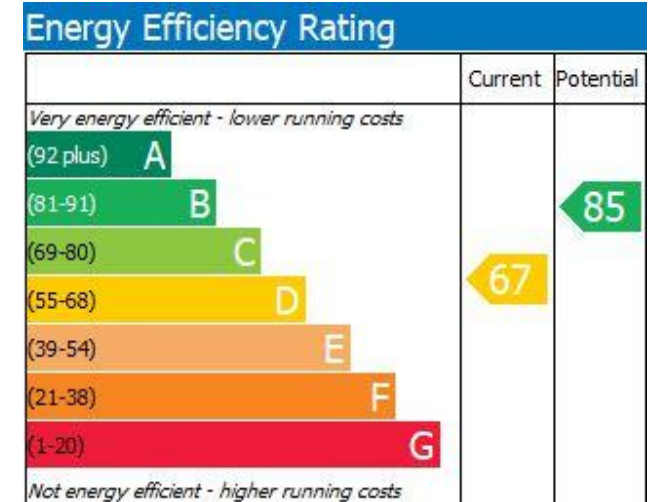
www.landregistry.gov.uk

<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 towards Wrotham. Proceed onto the A-20 towards West Kingsdown. After entering West Kingsdown you will see the Library on your left hand side. Millfield Road is the 7th turning on the left after the Library, just after the bus shelter. Once in Millfield Road proceed to the end of the road and turn left. The property can be found on the left-hand side 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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