



75 ASH TREE DRIVE, WEST KINGSOWN, KENT, TN15 6LW

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

 **Hillier**
Reynolds

£485,000

FREEHOLD

Beautifully presented four bedroom semi-detached family home.

Located in a popular road with low maintenance south facing rear garden.

Garage and driveway with parking for multiple cars.





We are excited to market this beautifully presented and well-maintained four bedroom semi-detached family home that is located in a sought after road in West Kingsdown.

As you enter the property you will find a bright and well-proportioned lounge which has double doors leading through to the spacious and sunny kitchen/diner. The kitchen is well fitted with a good selection of cupboards and work top space and there is plenty of room for a dining suite making this a sociable and practical living and entertaining area. French doors lead out to the south facing low maintenance rear garden where you will find a sunny patio. There is a small area of lawn as well as borders stocked with flowers and shrubs. There is a garage as well as a gate leading to the block-paved driveway at the front of the property that has parking for several cars.

A cloakroom completes the downstairs accommodation.

On the first floor you will find two double bedrooms as well as a single room. Bedroom two is located at the front of the property and is a very spacious and light room with a large window and a good selection of high-quality wardrobes. The third bedroom is located at the rear of the property and also has fitted furniture as does the fourth bedroom which is a single room.

The family bathroom has a bath with a shower over.

On the second floor you will find the master bedroom which has a Juliet balcony as well as fitted wardrobes. There is an en suite shower room.

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.

Viewing is strictly by appointment only.

ACCOMMODATION

Entrance Door to -

Lounge

15'2" (4.62m) x 11'10" (3.61m)

Kitchen/Diner

16'3" (4.95m) x 9'8" (2.95m)

W.C.

First Floor Landing

Bedroom 2

14'6" (4.42m) x 10'4" (3.15m)

Bedroom 3

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

Bedroom 4

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

Bathroom

Second Floor Landing

Bedroom 1

12'10" (3.91m) maximum measurement x 9'10" (3.00m)

En-suite

Outside

Low maintenance south facing rear garden mainly laid to lawn. Patio area and gate to block paved driveway with parking for several cars.

Garage - 17'0" (5.18m) x 8'4" (2.54m)

GROUND FLOOR
40.4 sq.m. (435 sq.ft.) approx.

1ST FLOOR
40.9 sq.m. (440 sq.ft.) approx.

2ND FLOOR
18.7 sq.m. (202 sq.ft.) approx.



TOTAL FLOOR AREA : 100.0 sq.m. (1077 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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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

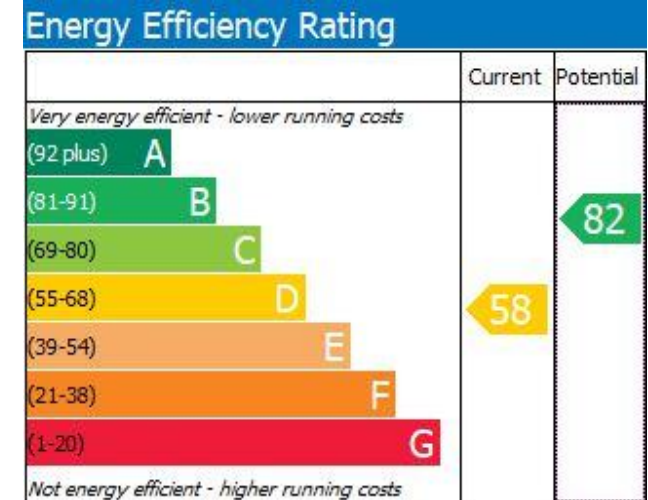
www.landregistry.gov.uk

<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 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 right hand side.

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

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

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