



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

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

 **Hillier**
Reynolds

£375,000

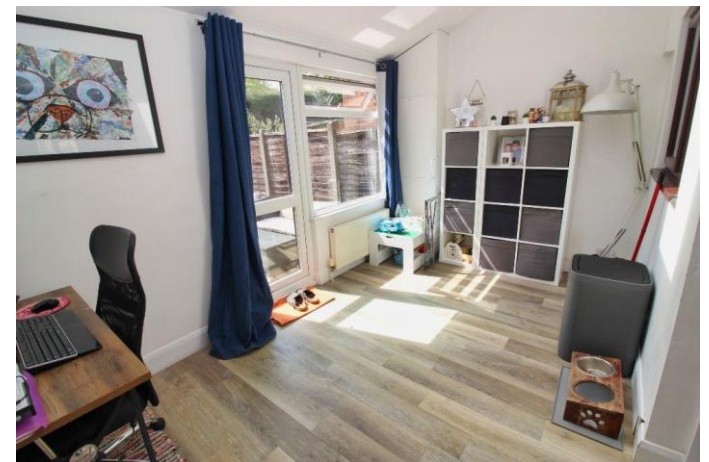
FREEHOLD

Superbly presented three bedroom terraced house.

Garage en bloc and driveway to front.

Quiet cul de sac location near to shops. NO ONWARD CHAIN.





This is a beautifully presented three bedroom terraced property found at the end of a popular, quiet cul de sac within West Kingsdown.

An entrance porch greets your arrival before you step into the spacious and well-proportioned Lounge which is a bright room being decorated in calm neutral colours. The Dining Room has been opened into the Kitchen making it an ideal space for entertaining. The Kitchen is well-fitted with a good selection of work tops and cupboards. The Family Room is at the rear of the home and will have a multitude of uses, a playroom for the children or an office if you work from home. There is direct access out to the fully enclosed rear garden. It faces a southerly direction so will have sunshine for most of the day; it has a patio area for dining or relaxing on as well as a lawn area. A shingled border also offers further seating at the rear of the garden. A gate at the rear of the garden provides side access to the en bloc Garage and 2 further parking spaces. To the front of the home there is also a driveway for 1 car.

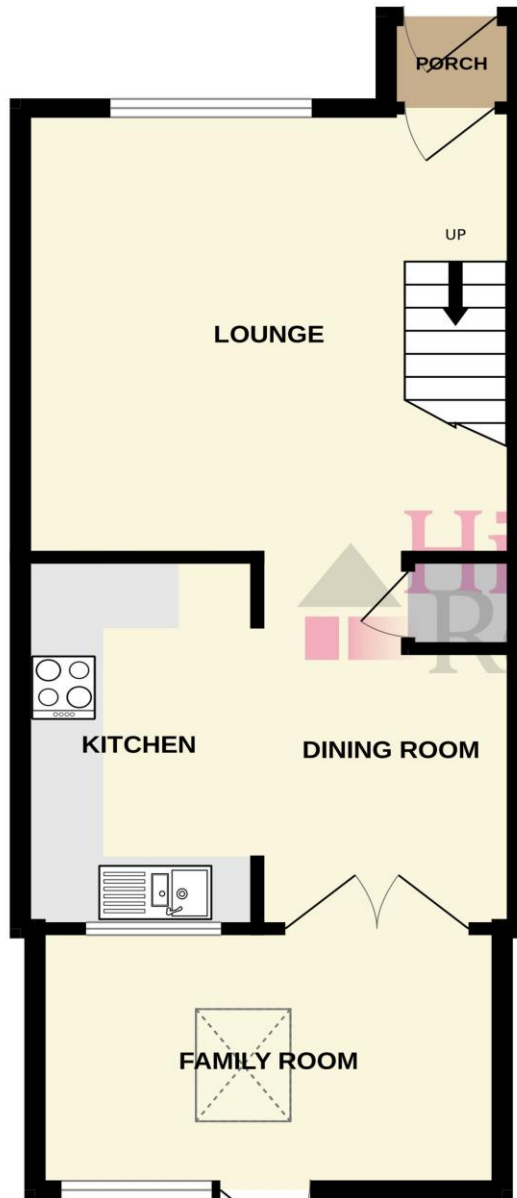
Upstairs you will find the master Bedroom at the front of the property. This is a generous room with a built-in storage cupboard and wardrobes. The second and third bedrooms overlook the garden and are good sized single rooms. The family Bathroom is stunning and modern and has a bath with shower over.

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

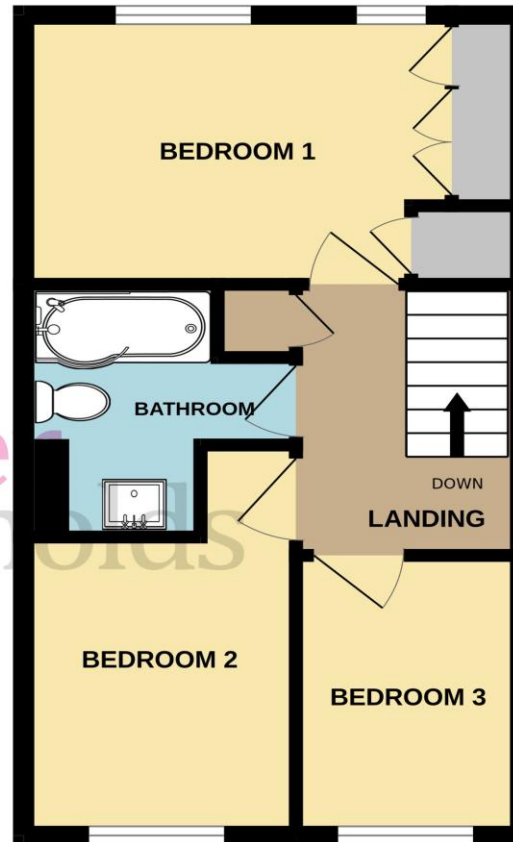
We are expecting this property to be very popular so would advise early booking of your viewing to avoid disappointment. This property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

GROUND FLOOR
42.6 sq.m. (459 sq.ft.) approx.



1ST FLOOR
31.8 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA : 74.5 sq.m. (801 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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Entrance Porch

Lounge

13'10" (4.22m) x 13'9" (4.19m)

Kitchen/Diner

13'10" (4.22m) x 11'4" (3.45m)

Family Room

13'3" (4.04m) x 8'0" (2.44m)

First Floor Landing

Bedroom 1

11'11" (3.63m) x 8'3" (2.51m)

Bedroom 2

8'10" (2.69m) x 7'7" (2.31m)

Bedroom 3

8'5" (2.57m) x 5'11" (1.80m)

Bathroom

Outside

Southerly aspect rear garden comprising of patio area, lawn area and shingled border.

Rear access leading to:

Garage en bloc.

Driveway to front for 1 car.



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 in the second cul de sac on the left.

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

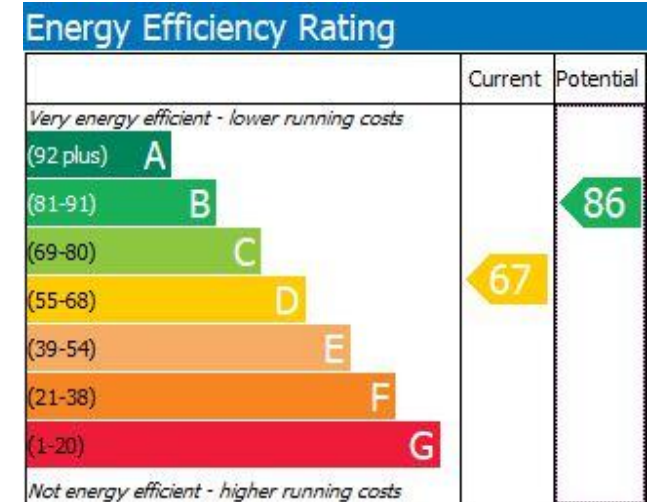
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



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

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