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 **Hillier**
Reynolds

£750,000

FREEHOLD

Individually designed 4/5
bedroom detached
bungalow.

Large south facing rear
garden.

Double Garage and
driveway with parking for
multiple vehicles.





We are pleased to market this individually designed and built, substantial 4/5 bedroom bungalow. Located in a popular road just a short walk from the parade of local shops this detached bungalow has to be viewed to fully appreciate the size and space this property has to offer.

As you enter the property there is a bright entrance hall. At the rear of the property is an L-shaped lounge/diner. This is a generous and flexible living space that leads out to a sunny conservatory. French doors provide direct access to the large south facing garden. There is a large patio area that is ideal for entertaining family and friends. The garden is mainly laid to lawn with a vegetable patch located behind the detached garage. There is parking for multiple cars and a tarmac drive leading to the garage. The property benefits from solar panels which make this a very energy efficient home.

The dining area is conveniently located next door to the kitchen which is modern and bright with a good selection of cupboards and work top space. There is a large utility room which has access to the garden.

The master bedroom is located at the front of the property and is a spacious room with en suite shower room. There are three further double bedrooms with a potential fifth bedroom which is currently used as a study. The family bathroom, as you would expect, is also a generous size 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. 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

GROUND FLOOR
160.2 sq.m. (1724 sq.ft.) approx.



TOTAL FLOOR AREA : 160.2 sq.m. (1724 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 Hallway

Lounge/Diner

25'1" (7.65m) x 22'2" (6.76m) L-Shape

Kitchen

16'5" (5.00m) x 9'9" (2.97m)

Utility Room

11'10" (3.61m) x 6'2" (1.88m)

Conservatory

12'5" (3.78m) x 11'2" (3.40m)

Bedroom 1

15'3" (4.65m) x 11'11" (3.63m)

En-suite

Bedroom 2

12'3" (3.73m) x 9'11" (3.02m)

Bedroom 3

11'11" (3.63m) x 9'11" (3.02m)

Bedroom 4

9'11" (3.02m) x 8'0" (2.44m)

Bedroom 5/Study

11'4" (3.45m) x reducing to 8'11" (2.72m) x 9'1" (2.77m)

Bathroom

Outside

Large south facing rear garden mainly laid to lawn. Large patio area. Vegetable patch, greenhouse and storage shed. Tarmac driveway with parking for multiple vehicles.

Double Garage - 18'2" (5.54m) x 16'8" (5.08m)



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

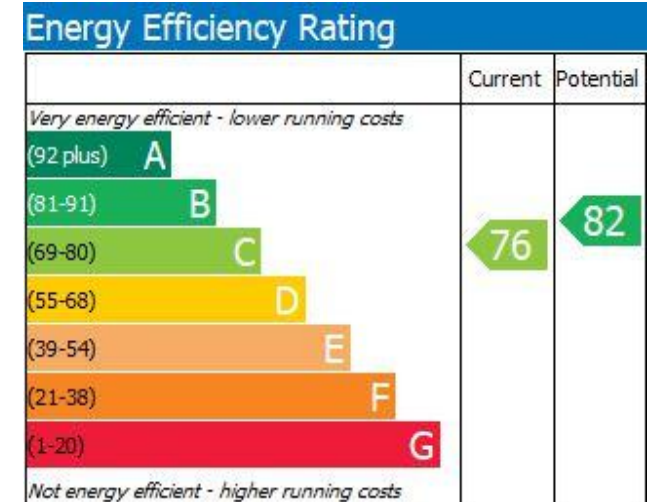
www.landregistry.gov.uk

<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. Hever Road is the second turning right. Go past the shops and go straight over the junction staying on Hever Road. The home 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

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.

