



**SECOND BUNGALOW, 6A LONDON ROAD, WEST KINGSDOWN,
KENT, TN15 6ER**

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

 **Hillier
Reynolds**

GUIDE PRICE

£525,000

FREEHOLD

Well-presented three bedroom detached bungalow. NO ONWARD CHAIN.

Fully enclosed south westerly facing garden.

Permission awaited for dropped kerb to allow parking for approx. 4 cars.





We are pleased to market this well-maintained and well-presented three bedroom detached bungalow that is located in a central position in West Kingsdown. This property is offered for sale with NO ONWARD CHAIN.

As you enter the bungalow you will appreciate the bright entrance hall. On your right-hand side you will find a spacious and well-proportioned lounge. There is a large bay window to the front allowing for plenty of natural light and there is an attractive fireplace as a central focal point of the room.

The kitchen/diner is located at the rear of the property, over-looking the garden. The kitchen is modern and well-fitted with shaker style units and plenty of worktop space. Integrated appliances give a streamlined look and there is plenty of space for a dining table and chairs. There is access to the pretty landscaped, low maintenance garden which has a paved patio area as well as a decorative stone seating area, ideal for entertaining family and friends. There is also a lawned area and double side access to the front of the property. The current owners have applied for a dropped kerb which will be completed prior to the sale. This will provide a driveway with parking for approx. 4 cars.

Back inside the property you will find three double bedrooms. The master bedroom is at the front of the property and has a large bay window and a built in cupboard. The second bedroom is a generous double with plenty of space for bedroom furniture. The third bedroom has built in storage cupboards.

The family bathroom is, again, spacious and modern with a white suite and stylish tiles.

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 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 living space available.

GROUND FLOOR
103.2 sq.m. (1111 sq.ft.) approx.



TOTAL FLOOR AREA : 103.2 sq.m. (1111 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

24'11" (7.59m) x 12'5" (3.78m)

Kitchen/Diner

20'8" (6.30m) x 9'10" (3.00m)

Bedroom 1

16'2" (4.93m) x 9'1" (2.77m)

Bedroom 2

18'4" (5.59m) x 8'0" (2.44m)

Bedroom 3

15'2" (4.62m) x 8'7" (2.62m)

Bathroom

Outside

Fully enclosed and low maintenance south westerly facing rear garden. Paved patio area, lawn and decorative stone seating area. Double side access to the front with decorative stone driveway with parking for approx. 4 cars. (Permission awaited for dropped kerb) . Raised borders.



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

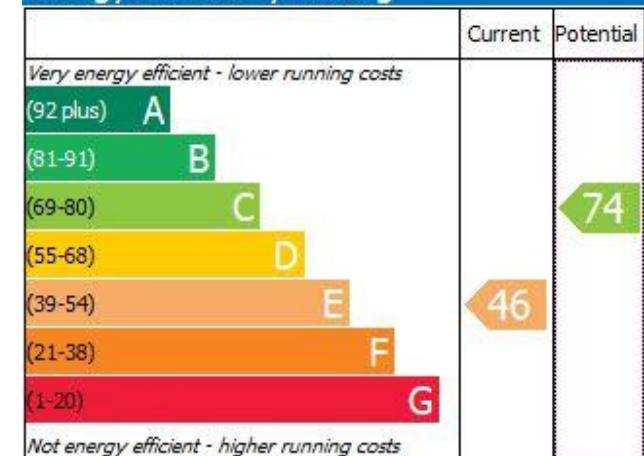
<http://list.english-heritage.org.uk>

www.fensa.org.uk

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

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

Energy Efficiency Rating



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 the home can be found on the left hand side just before the Indian restaurant and is denoted by our For Sale board.

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.

