



**LEONDA, PINESFIELD LANE, TROTTISCLIFFE, WEST MALLING,  
KENT, ME19 5EL**

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 **Hillier**  
Reynolds

£795,000

FREEHOLD

Beautifully presented three bedroom detached bungalow in a sought after village location.

Large easterly facing rear garden and stunning countryside views to the front.

Double garage and driveway with parking for multiple cars.





We are delighted to market this beautifully presented three bedroom detached bungalow that is located in the sought after village of Trottiscliffe. The property enjoys a semi-rural location with stunning views over neighbouring fields. The property has been well-maintained and updated by the current owners and can be moved straight into.

In our opinion this charming property has that all-important kerb appeal with a pretty front garden and driveway with parking for multiple cars. As you enter the property you will appreciate the open and bright entrance hall and the tasteful neutral decor. The lounge /diner can be found on your right hand side. This spacious and well-proportioned room enjoys views over the fields in front of the property. There is a log burner and fire surround as a central focal point of the room. The current owners have added a conservatory which provides an additional seating area. This bright and sunny room is perfect to sit in and enjoy the large mature easterly facing garden. This beautiful garden is perfect for entertaining family and friends. There is a large patio area as well as a pergola. The garden is mainly laid to lawn and has borders that have been carefully thought out and planted with mature shrubs and flowers. There are two storage sheds at the end of the garden. A personal door provides access to the double garage and there are double gates that lead to the front of the property.

The kitchen, which overlooks the garden, is well-fitted with traditional shaker style units and butler sink. There are a good selection of units and work top space. There is a large utility room with a back door leading out to the garden. The bathroom is modern and stylish with a shower cubicle as well as a bath. White vanity units provide a good level of storage.

The master bedroom is at the front of the property. This is a bright sunny room with a good selection of fitted wardrobes and bedroom furniture. The second bedroom is used by the current owners as a dining room. The third bedroom is also a generous double room .

The village of Trottiscliffe benefits from its popular primary school, church, and two public houses. Borough Green and West Malling, both with their variety of shops and restaurants and main line stations (with services to London Victoria, Charing Cross, Maidstone and Ashford International) are both approximately 3.3 miles away, and there is excellent and easy access to motorway links.

We are expecting a high level of interest in this property and viewing is highly recommended to avoid disappointment.

GROUND FLOOR  
127.7 sq.m. (1374 sq.ft.) approx.



TOTAL FLOOR AREA: 127.7 sq.m. (1374 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

23'5" (7.14m) x 13'11" (4.24m) reducing to 8'11" (2.72m)

### Conservatory

12'5" (3.78m) x 8'3" (2.51m)

### Kitchen

10'4" (3.15m) x 9'4" (2.84m)

### Bathroom

### Utility Room

12'0" (3.66m) x 5'10" (1.78m)

### Bedroom 1

14'5" (4.39m) x 10'5" (3.18m)

### Bedroom 2

10'10" (3.30m) x 9'3" (2.82m)

### Bedroom 3

10'10" (3.30m) x 7'11" (2.41m)

### Outside

Large mature easterly facing rear garden mainly laid to lawn with borders stocked with mature plants and shrubs. Two wooden storage sheds. Personal door to double garage. Double gates leading to driveway with parking for multiple cars. Pretty front garden.

**Garage** - 19'6" (5.94m) x 14'11" (4.55m)



## Route to View

From our office in Borough Green proceed east heading towards West Malling. Just before the Seven Mile Lane roundabout turn left into Ford Lane. Go past the George pub and turn right into School Lane. At the end turn right into Church Lane. This turns into Pinesfield Lane. The home can be found a few properties up on the right hand side.

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](http://www.environment-agency.gov.uk)

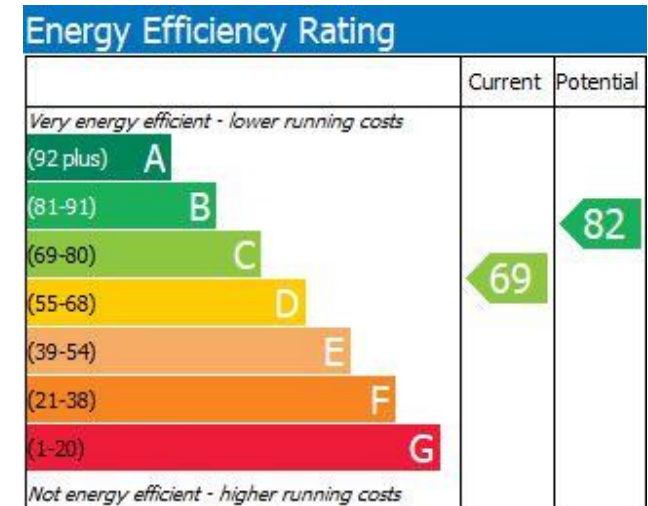
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

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