



Wellmeadow Cottage London Road, West Kingsdown, TN15 6AP
Price Guide £675,000

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A fantastic opportunity to buy a detached bungalow that has been recently refurbished and remodelled to offer modern living spaces.

Further potential for annexe and work from home spaces or extension to this already sizeable home should make for a popular property, especially as it is offered with NO ONWARD CHAIN.

Guide Price £675,000

- Detached Single Storey Bungalow
- 3 / 4 Bedrooms
- Large Outbuildings & Work from Home Space
- Guide Price £675,000
- Electric Gated Entrance, Multiple Vehicle Drive
- Recently Refurbished & Enhanced - New Boiler Recently Fitted
- Great Potential for Annexe Subject to Planning
- NO ONWARD CHAIN
- Solar Panels EPC C
- Social Open Plan Kitchen & Utility Room

A modernised detached bungalow with even further potential, offered with NO ONWARD CHAIN and ready to move in!

Well presented throughout and recently refurbished this property has all the flexibility of use that a bungalow can give. Previously set out as a four bedroom home the bungalow has been adapted now to offer three bedrooms but could easily be reinstated to four bedrooms by reinstating a partition wall.

The vendor currently uses the property as a workplace with large outbuildings to the rear of the garden. This also gives options with the ability to change of use and establish more residential space with the addition of an annexe, subject to further planning of course or use as hobby rooms or workspaces with vehicular and pedestrian access down the side of the bungalow.

Description

The property welcomes you through electric iron gates into a wonderful parking area for multiple vehicles and turning, recently resurfaced and in fine order. You enter the bungalow centrally into a large welcoming hall which gives confirmation of the spacious property that lies beyond and the décor and finish the vendor has taken care to provide.

Running across the front of the bungalow are the bedroom spaces. Three double bedrooms with bay windows overlooking the front offer spacious rooms, all three offer a light airy feel and wardrobes for storage. A recently refitted bathroom offers a touch of luxury with marble tiling to floor and walls and a four piece bathroom suite including a large walk in shower, double vanity sinks with mist free backlit mirror above, plus a freestanding modern bath and close coupled WC.

A very nicely L shaped proportioned lounge of 20 x 18ft gives great room for a large or visiting family and friends. A feature stone surround fireplace centres the attention in the room and French doors and side windows lead out to the rear garden.

To the other side of the rear elevation is the greatly enhanced kitchen dining space where most would spend a large proportion of the day. The current vendor has incorporated one of the previous four bedrooms to establish an open plan feel, refitting the kitchen to incorporate a large dining space and make it the hub of the home. Light pours into this room through a side bay and patio doors and window to the rear. Off this beautiful kitchen is what all buyers are looking for, a utility room and separate cloakroom with double doors to the garden for efficiency in dealing with the washing.

The garden is a good sized and mainly laid to lawn. A covered terrace gives plenty of space for socialising and shade from the sun if needed that runs along the main rear aspect of the bungalow. The lawn leads out to multiple outbuildings including a large timber garage with vehicular access down the

side of the bungalow. A further three outbuildings including a summer house, storage shed, and a timber insulated workplace that the vendor runs her business from. Ideal given the access down the side of the home for customers to visit and the copious parking available to the front. However, given the footprint of these buildings a potential opportunity to establish an annexe or further residential space for multi generational living, subject to planning being granted.

The property benefits from solar panels that reduce the electricity bills and give income from the network, figures can be given on request.

West Kingsdown

The home is found in a convenient location on the edge of West Kingsdown with the popular West Kingsdown Primary school just a short drive away. For motorway connections access to the M20, A20 and M26 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.

Schooling options for all ages with both Good and Outstanding rated within easy reach. There is a great choice for dining out with various popular pubs and restaurants to enjoy. London Golf Club is within close proximity.



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