



5 Barrowfield Mews

London Road, West Kingsdown, Kent, TN15 6EU Freehold

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Price Guide £450,000

A superbly presented and spacious modern semi-detached house with approximately 60ft westerly facing rear garden, driveway and garage. Located in the village of West Kingsdown.

The accommodation comprises large entrance hall, sitting room, kitchen/dining room and cloakroom to the ground floor. To the first floor you will find a master bedroom with en-suite shower room, two further well appointed bedrooms and family bathroom.

Outside there are gardens to front and rear.

Oil fired central heating and double glazing.

The property benefits from five years remaining of the NHBC new build warranty, Cat 5 cabling for high speed internet in all rooms.

NO ONWARD CHAIN.

Overview

- Guide Price £450,000 to £475,000
- Superbly Presented Modern Semi-Detached Home
- Kitchen/Dining Room
- Great size Sitting Room
- Master Bedroom With En-suite Shower Room
- Family Bathroom
- 5 Years Remaining of the NHBC Warranty
- Gas Fired Central Heating
- Cloakroom
- Chain Free

Location

West Kingsdown benefits from a variety of shops, two public houses, restaurants/takeaways, doctors surgery, primary school, petrol station and churches. The Mercure Hotel & Spa with its fitness centre and pool and London Golf Club are both approximately 2.5 miles away. Swanley town centre with its range of shopping and leisure facilities and main line station (with services to London Victoria and Blackfriars) is approximately 5 miles away. Sevenoaks town centre with its comprehensive range of shopping and leisure facilities and mainline station (with fast services to London Bridge, Charing Cross and Cannon Street) is approximately 8.5 miles away. Bluewater Shopping Centre is approximately 9 miles away. Ebbsfleet main line station (with fast services to London St Pancras) is approximately 10 miles away. Access to the M25 and M20 are both approximately 4 miles away.

Entrance Hall

Entrance door with opaque window pane and window to front. Carpeted staircase with wood balustrade to first floor, radiator, fitted carpet with inset coir mat beside entrance door. Oak doors to kitchen/dining room, sitting room and cloakroom.

Cloakroom

WC and vanity wash basin with tiled splashback, mixer tap and cupboard below, extractor fan, radiator.

Sitting Room

Bay window to front, two radiators, fitted carpet.



Kitchen/Dining Room

Two windows to rear and bi-folding doors leading to rear garden. Fitted kitchen comprising white high gloss contemporary wall and base units with granite worktops and matching upstands, inset four ring ceramic hob with extractor hood above and built-in oven below, inset stainless steel sink with mixer tap and drainer incorporated to worktop, integrated fridge/freezer, integrated dishwasher, integrated washing machine, downlighters to ceiling, radiator, light wood effect grey vinyl flooring.

First Floor

Landing

Loft hatch. Airing cupboard. Radiator. Fitted carpet. Oak doors to bedrooms and bathroom.

Master Bedroom

Window to rear, full range of fitted wardrobes, radiator, fitted carpet. Oak door to en-suite shower room.

En-Suite Shower Room

Opaque window to side. White suite comprising: WC, vanity wash basin with mixer tap and tiled splashback and cupboard below, large tiled shower cubicle with glass screen and door, downlighters and extractor fan to ceiling, chrome towel rail.

Bedroom Two

Window to front, full range of fitted wardrobes, radiator. Fitted carpet.

Bedroom Three

Windows to front, radiator. Fitted carpet.

Bathroom

White suite comprising: WC, vanity wash basin with mixer tap and cupboard below; and shower bath with mixer tap and spray with wall attachment and glass shower screen. Downlights and extractor fan to ceiling. Part tiled walls. Chrome towel-rail.

Front Garden

Mainly laid to lawn with large laurel hedge to front and paved path leading to the entrance door and side gate leading to the rear garden.

Driveway

Block paved driveway providing parking for two cars, leading to attached garage, which is located at rear of property.

Garage

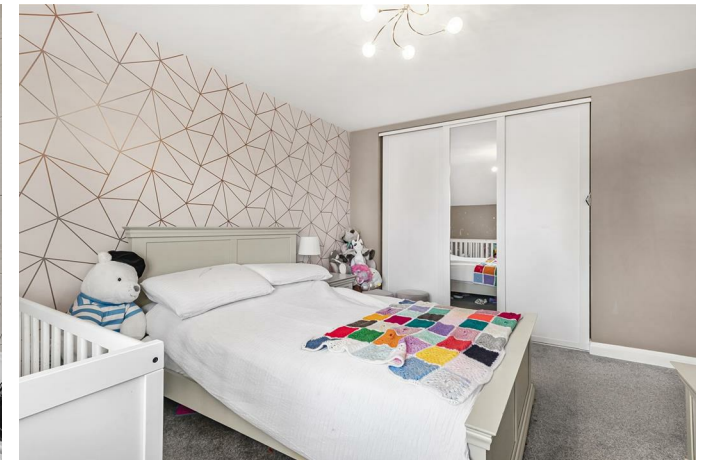
Up-and-over door to front. Power and light. Part glazed door to rear leading to rear garden.

Rear Garden

Paved patio adjacent to rear of property leading to the majority of the garden which is laid to lawn

Notes To Buyers

The property is connected to mains gas, electricity, water and waste. The property is council tax band F,

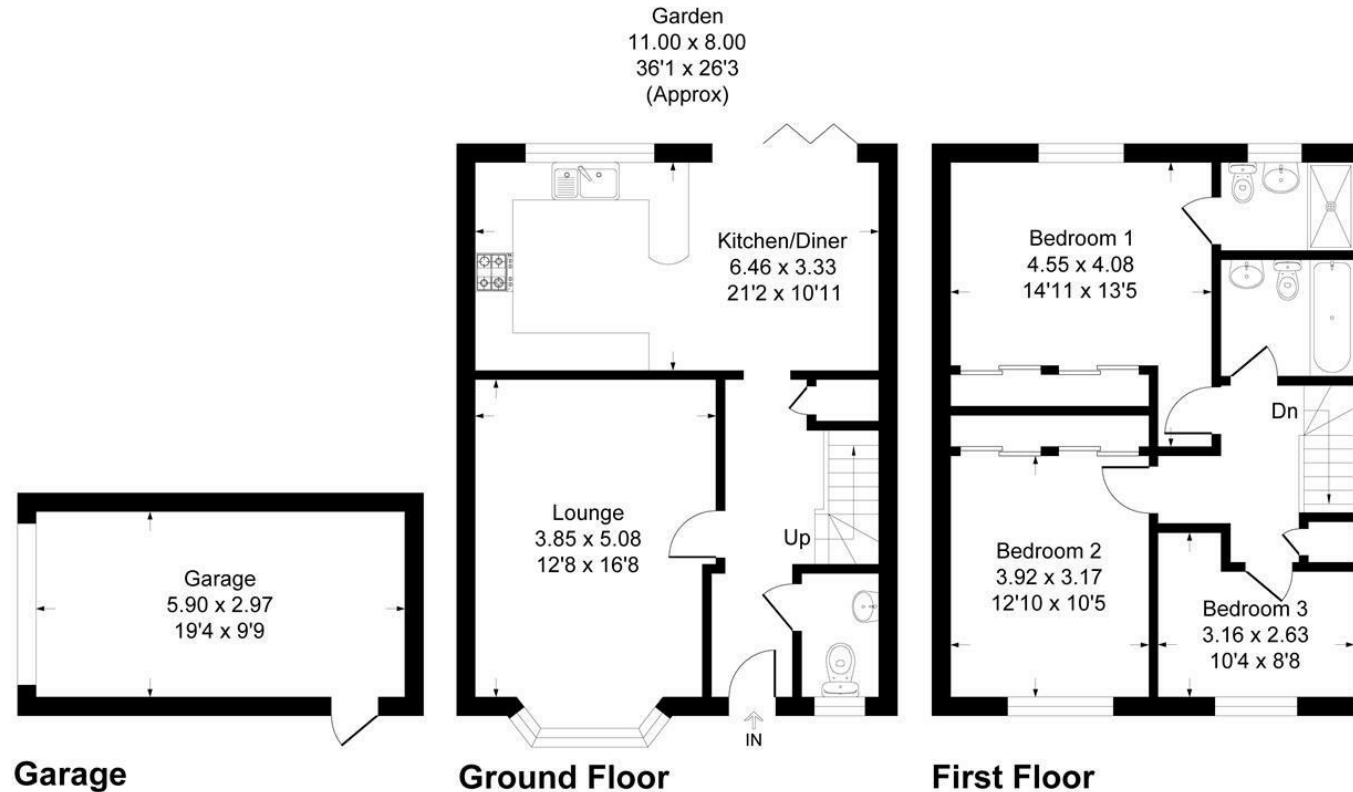


Barrowfield Mews, TN15

Approximate Gross Internal Area 111.5 sq m / 1200 sq ft

Garage = 17.5 sq m / 189 sq ft

Total = 129.0 sq m / 1389 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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