



## 104 Hever Avenue

West Kingsdown, Kent, TN15 6DS Freehold

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Price Guide £950,000



**This detached home has gone through an extensive renovation by the Vendors. An impressive blend of a substantial family property with lots of homely charm and modern design. This property is the very definition of move-in ready! Located on this sought after Avenue and close to all local amenities, the position offers prestige and convenience.**

### Overview

- Four/Five Bedroom Detached Chalet Bungalow
- Sitting On Large Plot With Large Garden & Driveway
- Versatile Ground & First Floor Bedrooms & Bathrooms
- Stunning Kitchen/Diner
- Modern Decoration Throughout
- Home Office & Garage
- Cloakroom & Utility
- Two Bathrooms
- Close To Local Amenities
- Viewing recommended

### Description

This 4/5 bedroom detached family home is a testament to space and modern comfort offering ideal accommodation for multi-generational family living. As you approach the property there is a spacious front area for ample parking. Step into the welcoming entrance hallway featuring a captivating tiled floor and feature staircase, sets the ambiance. The modernized ground floor bathroom adds convenience to this well designed space. The central kitchen/ family room is the hub of the house which is open plan making it ideal for everyday meals and entertaining. The sitting area of this spacious room offers separate cozy family snug inviting relaxation. The bi-folding doors seamlessly connects the garden to the house. This area is enhanced by an adjoining utility room and cloakroom that adds practicality to daily life. In the two versatile front bedrooms you will find the stunning decor is continued and both have a full range of fitted cupboards with internal storage. Bedroom five is used as comfortable snug/playroom but can also be used an extra bedroom.





The first floor is where the principal two double bedrooms are located with the main bedroom offering a large walk in dressing room. The second bedroom is a great size making it an ideal guest bedroom. Both rooms are served by a modern family bathroom. Outdoors the large rear garden offers a private aspect with no properties to the rear and is laid mainly to lawn.

#### Out Buildings

The property has a great size garage, garden shed and home office with power and lighting.

#### Location

West Kingsdown is a Kentish village close to Sevenoaks and within easy reach of Brands Hatch motor racing circuit. Lullingstone Castle is within easy visiting distance, being only three miles away. The area offers everyday local facilities including doctor's surgery, public house, local church, primary school and Birtley House Specialist School.

The M20/M25 orbital motorways are within easy access providing links to both Gatwick and Heathrow airports, London, Bluewater and the Channel ports. Main line stations can be found in the adjoining villages of Farningham Road and Eynsford.

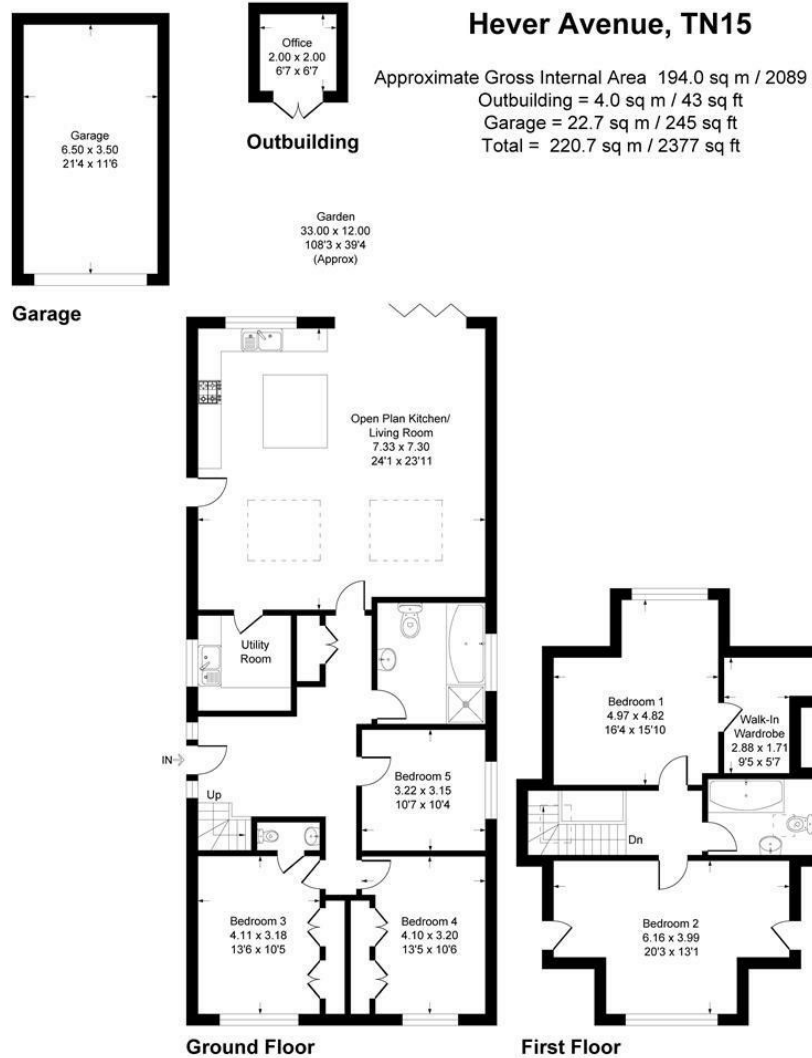
#### Notes To Buyers

The vendor confirms to us that the property is freehold, connected to mains gas, electricity, water and waste. The council tax is in band F. For confirmation please contact Sevenoaks Borough Council.



## Hever Avenue, TN15

Approximate Gross Internal Area 194.0 sq m / 2089 sq ft  
 Outbuilding = 4.0 sq m / 43 sq ft  
 Garage = 22.7 sq m / 245 sq ft  
 Total = 220.7 sq m / 2377 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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