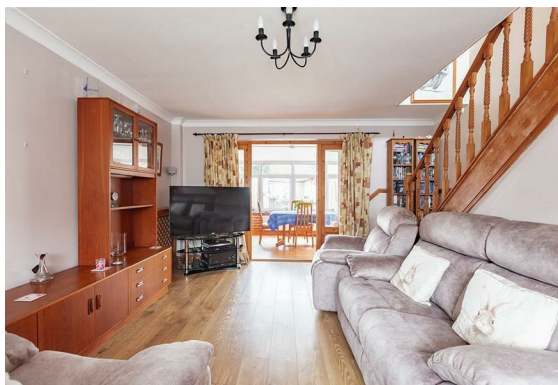




## 71 Millfield Road West Kingsdown

- Well Presented Semi Detached House
- Three Bedrooms
- Fitted Kitchen
- Lounge
- Conservatory/Garden Room
- Gas Central Heating
- Double Glazed
- Good Sized Rear Garden
- Garage at End of Garden with Driveway
- Viewing Highly Recommended

£440,000







Set on this lovely development, a well presented semi detached house, offering a perfect blend of contemporary living in a village location, within walking distance of woodland walks yet close to road links into London.

There is a lovely feel to this property, a home that has been treasured and cared for over time.

A pretty picket fence leads you to the front garden and into the entrance porch with downstairs cloakroom, fitted kitchen with built in appliances with door to garden, lounge to front, conservatory/garden room, three bedrooms, modern fitted shower room.

Step outside into a good size well kept rear garden, summerhouse complete with light and power and heating, also direct access to garage with power and light and driveway.

West Kingsdown is a village in the Sevenoaks district of Kent. It is located on the A20, around 5 miles (8 km) southeast of Swanley, 5.5 miles (9 km) northeast of the town of Sevenoaks and 22.5 miles (36.2 km) from central London. To the north of the village lies Brands Hatch motor racing circuit. The closest railway stations to the village are Eynsford and Kemsing, each located 4.6 miles away and Borough Green a little further to the south and offers links to the City via Charing Cross and West End via Victoria. There are excellent road links via the A20 to the M26/M25 and M20 connecting to London, the coast and Ebbsfleet International. Popular West Kingsdown Primary School just a short drive away. Just a few minutes walk will take you to the local shops. Swanley or Bluewater Shopping Centre only a 20 minute drive approximately.







**Entrance Hall**

**Downstairs Cloakroom**

**Lounge**

20'1" x 20'1" (max)

**Conservatory**

16'5" x 9'11"

**Fitted Kitchen**

18'5" x 13'2"

**Landing**

**Bedroom One**

17'1" x 13'6"

**Bedroom Two**

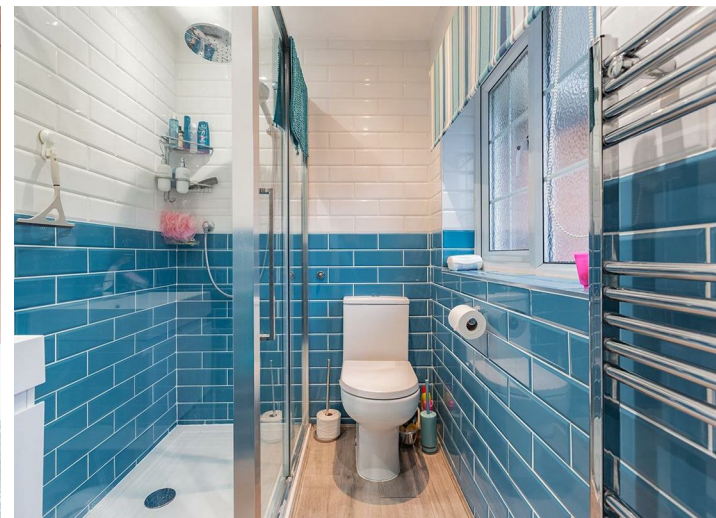
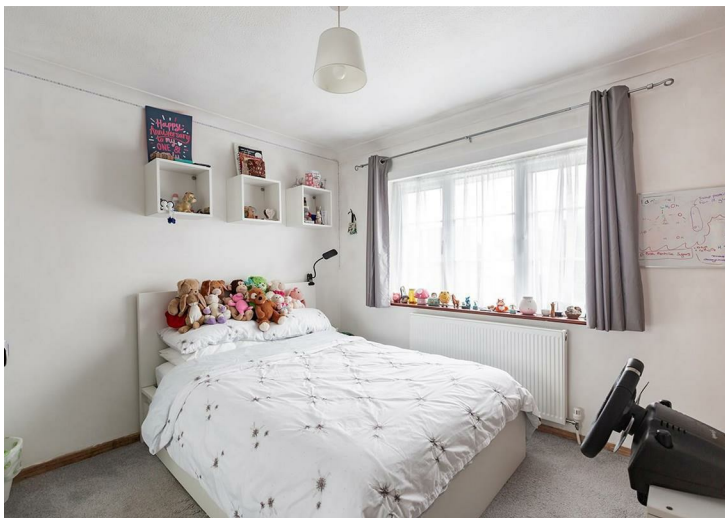
14'7" x 13'8"

**Bedroom Three**

14'3" x 11'5"

**Shower Room**

11'11" x 10

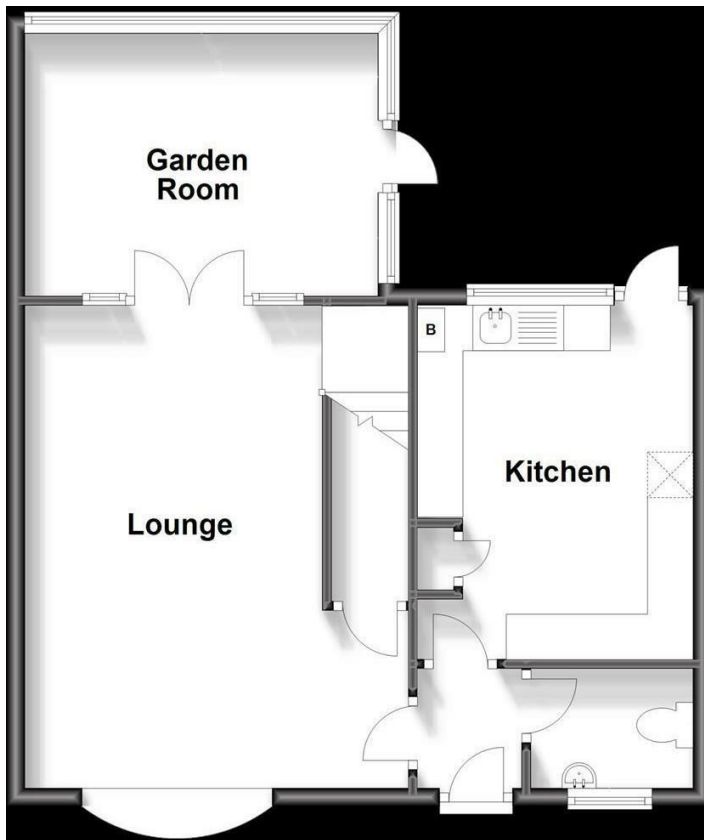












Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

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**1 The Parade, Wrotham Road  
Meopham, Kent DA13 0JL**

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92-100 <b>A</b>	85
81-91 <b>B</b>	71
69-80 <b>C</b>	
55-68 <b>D</b>	
43-54 <b>E</b>	
31-42 <b>F</b>	
13-29 <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.  
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.