



FOR SALE
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Fairview Bakers Avenue, West
Kingsdown, TN15 6HA



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Beautifully presented and modernised, I am sure you will agree, is this spacious four bedroom detached bungalow in a lovely sized plot. All the modern needs provided for including social kitchen diner, utility room, ensuite shower, walk in wardrobe and South West facing garden with large double garage and workshop!

Guide Price £850,000

- Four Bedroom Detached Bungalow
- Beautifully Modernised Throughout
- Sociable Modern Kitchen Dining Living Space inc. Conservatory
- Large Lounge with Feature Fireplace
- Ensuite to Bedroom plus Family Bathroom
- Utility Room
- Walk in Wardrobe
- Large Flat South West Facing Garden
- Popular Private Road EPCD
- Plenty of Parking to Drive, Double Garage & Workshop with Potential

A fantastic Modernised and Extended four bedroom detached bungalow set in a popular private road with a good sized flat garden.

If modern lay outs are your style this property has a lot to offer with sociable open plan spaces to the kitchen diner and conservatory all being linked together, a large lounge with feature wood burning stove, utility room, modern bathrooms and walk in wardrobe to the principle bedroom.

All on one level for those looking for a bungalow set on a good sized flat plot with a large double garage and workshop to the rear. Potential development here also for those working from home and or looking for further more independent living space for an older child or relative. Subject to change of use, building regulations and possible planning requirement

We cannot wait to show you round the property and show off its attributes.

Description

Approached via Private Road in a popular area of West Kingsdown is this beautifully presented bungalow. A large block paved drive for multiple cars is included plus double gates to an extended drive to the double garage and workshop situated at the rear of the garden. Positioned centrally into the bungalow is the welcoming entrance hallway, that navigates in a U shaped way around the accommodation giving access to all areas including a good sized storage cupboard. The property is laid out with the living space to the rear and at the end of the hallway is the sociable very modern kitchen dining living space that links into the bright conservatory, recently added with underfloor heating. Designed to be the main hub to the house and where most people gather to spend the day making the most of the outlook to the garden beyond. A separate utility room houses all the noisy white goods and offers up access to the garden down the side of the property, a must have with a busy family. A 24ft Lounge in addition to the kitchen

offers an alternative space to chill out with a fantastic brick feature fireplace housing a stove to spend the cosy evenings and those days when the weather prevents activity. The family have spent some great Christmas's together. French doors connect this room to the sociable patio linking all the rooms to the rear for the warmer months. To the front and side are four bedrooms, all doubles and finished to a high standard as is the family bathroom and ensuite. The principle bedroom to the rear also benefits from a walk in wardrobe and French doors connecting to the garden, ideal for the warmer days and letting air into the room.

The garden is a great size and benefits from defined spaces with a large patio immediately connecting the house and large lawn with nature pond, spaces for the kids and grand kids to play and a very productive veggie garden towards the rear. As previously mentioned the drive extends down one side of the garden leading to a larger than double garage and workshop to the rear with side store. Well used by the current owner looking after and refurbishing classic cars. However this also will present an opportunity for those looking for independent living areas, subject to planning and or change of use building regulations this has lots of potential to become further accommodation and is certainly big enough to provide a good sized annexe.

It is rare that all the benefits of location and property come together to offer a full solution but we truly feel this could be the answer to a good number of buyers needs and we cannot wait to show you round this fantastic home.

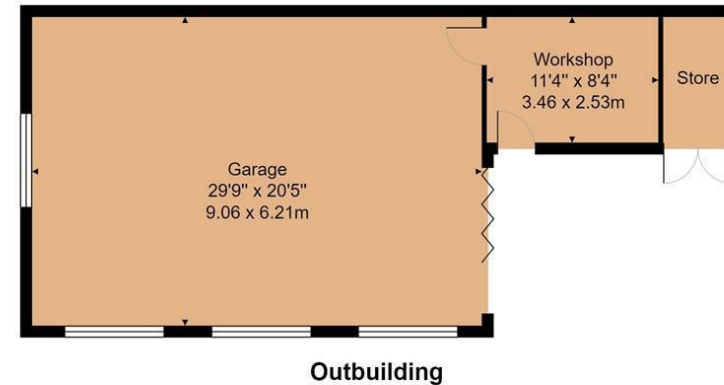
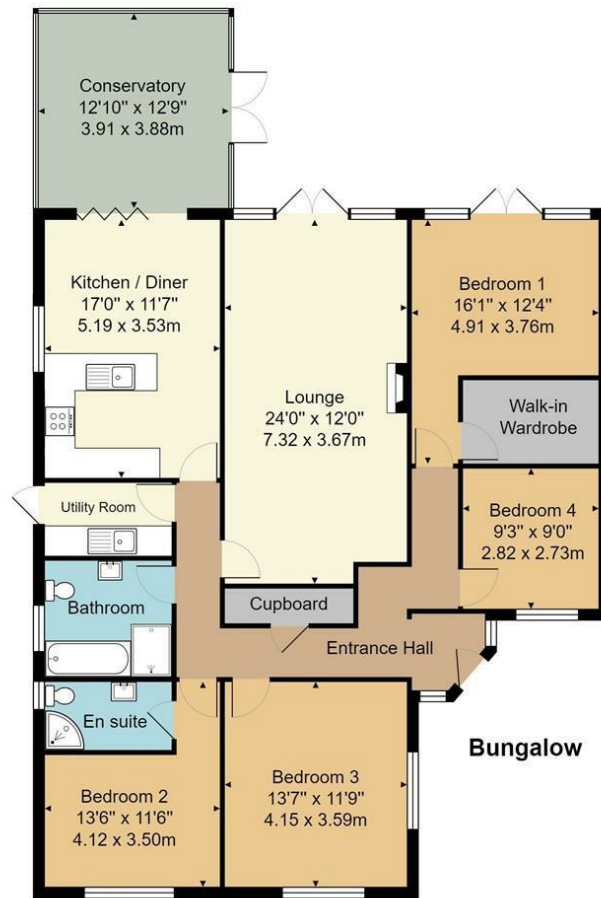
Location

The property is located in this sought after private road, 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. The village, because of its situation near London, has grown considerably from a relatively small farming community to a popular commuter village. To the southwest of the main village are the rural housing developments of Knatts Valley and East Hill. To the north of the village lies the Brands Hatch motor racing circuit. There are four churches in the village: the parish church of St Edmund King and Martyr; West Kingsdown Baptist Church; the Roman Catholic church of St Bernadette; and Kings Church, an Evangelical church established in 1996.

The closest National Rail 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 roadlinks via the A20 to the M26/M25 and M20 connecting to London, the coast and Ebbsfleet International.



EPC Rating- D



Bungalow Approx. Gross Internal Area
1575 sq. ft / 146.3 sq. m

Outbuilding Approx. Internal Area
744 sq. ft / 69.1 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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