



Ibbett Mosely

43 The Briars, West Kingsdown, TN15
6EZ



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This **TWO BEDROOM** end terraced house is to be sold with **NO ONWARD CHAIN** and offers a great opportunity to a buyer looking for a quiet cul de sac location opposite a green with parking for 2 CARS to the rear.

A private, Southerly facing wider garden than most being an end terrace is a great addition.

Guide Price £300,000 to £320,000

- Two Bedroom End Terraced House - EPC D
- Two Allocated Parking Spaces
- Walkway Position Looking Out Over a Green
- Popular West Kingsdown Location
- NO ONWARD CHAIN
- Spacious Kitchen
- Private Garden
- Great Potential
- Accompanied Viewings
- Guide Price £300,000 to £320,000



Welcome to The Briars in the charming village of West Kingsdown, Sevenoaks! This delightful end terrace house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family or guests to stay over.

Situated in a cul de sac walkway location, this house offers parking space for two vehicles, ensuring you never have to worry about finding a spot. Whether you're a first-time buyer, a small family, or someone looking for a peaceful position, this property has great potential to be just what you need.

Description

Situated on a walkway position opposite a lawned green you are welcomed into an entrance porch to take off shoes and coats before entering the main reception room with window overlooking the front garden and beyond. A good sized almost square room with stairs to the first floor offers options of

layout for the new owner and space to relax with family and friends. An opening takes you into the kitchen diner to the rear of similar proportions to the lounge giving plenty of opportunity to fit a fantastic kitchen and give space for dining if required. A window looks out to the garden as well as a door.

Upstairs off a central landing the house offers a main bedroom to the front of the house, a good sized double room with built in cupboard space over the stairwell. A window overlooks the green to the front. To the rear is the fitted bathroom with shower over bath, another opportunity to update and make special to your needs. To the rear also is the second bedroom overlooking the garden and again offering the cupboard storage over the stairs.

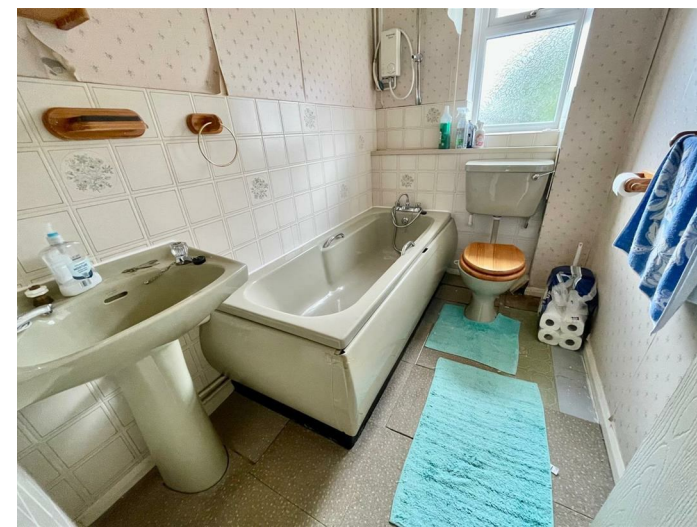
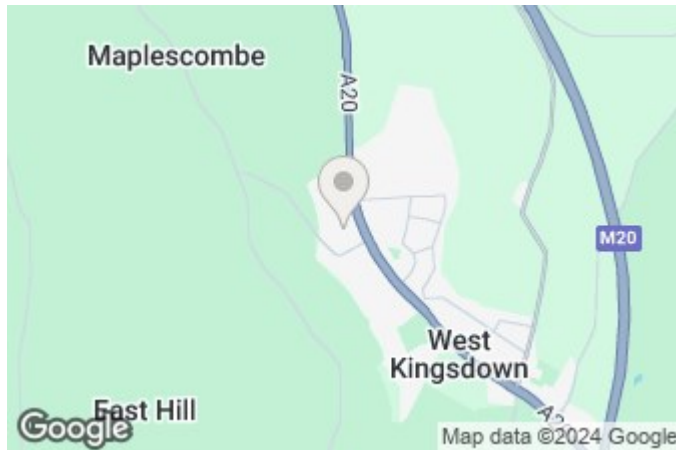
The rear garden is private with a sociable patio and lawn area with beds to the side, it has access to the front via a side gate and access to the rear to where there are two allocated spaces directly behind the fence.

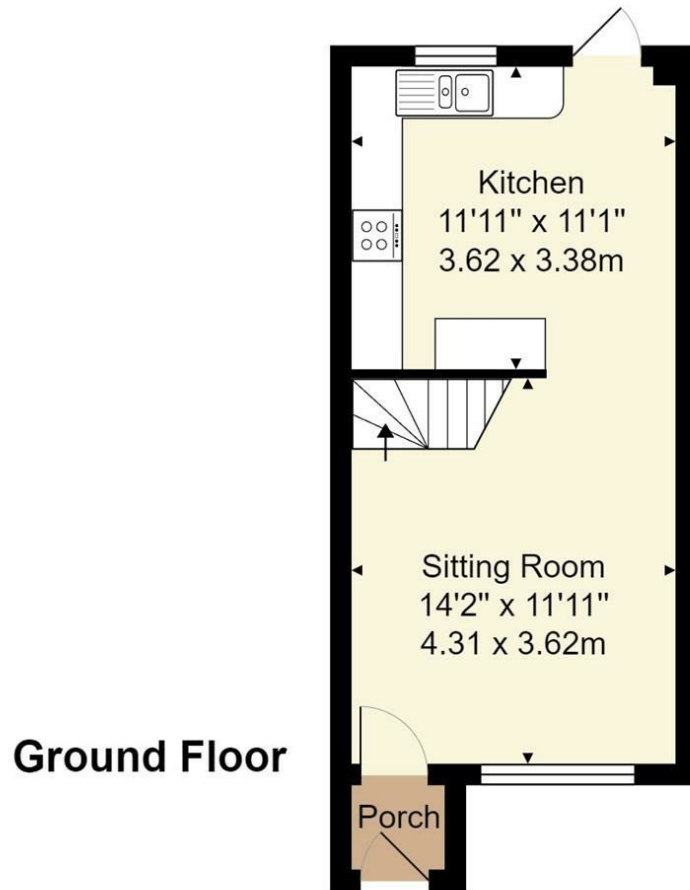
West Kingsdown



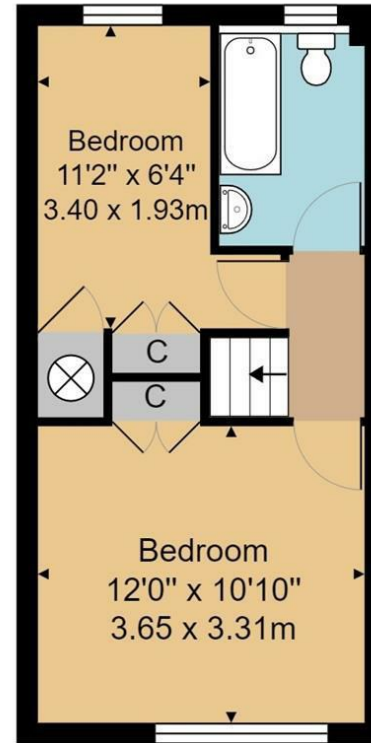
The home is found in a convenient location in the centre of West Kingsdown with the popular West Kingsdown Primary school just a short drive away. For motorway connections access to the M20, A20 and M26 are very close making a trip to Swanley or Bluewater Shopping Centre only a 20 minute drive approximately. 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.





Ground Floor



First Floor

Approx. Gross Internal Area 623 sq. ft / 57.8 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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