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 **Hillier**  
Reynolds

£475,000

FREEHOLD

Three bedroom semi-detached chalet bungalow.

Beautifully presented throughout.

Landscaped garden with cabin. Driveway with parking for approx. 2/3 cars.





We are delighted to market this beautifully presented three bedroom semi-detached chalet bungalow. Located in a sought-after road within walking distance of the parade of local shops this property has been well-looked after and maintained by the current owner. As soon as you enter the property you will appreciate the modern and neutral decor. The lounge is a spacious and bright room with a log burner that has been installed and now provides an attractive central focal point. The lounge opens out to a spacious conservatory that is used as a dining area by the current owner. This is a wonderful addition to the property and provides a light and bright room which is conveniently located next to the kitchen and over-looks the beautifully landscaped westerly facing rear garden.

The garden has been carefully planned and planted to provide a low maintenance but attractive outdoor space. There is a large patio area, raised beds and a small area of lawn. At the rear of the garden is a useful cabin which has heating/ air conditioning. There is also a log store and garden shed. There is side access to the front of the property that has a driveway with parking for 2/3 cars.

The kitchen is modern and stylish with a good selection of units which provide plenty of storage and work top space. The same units have been extended into the conservatory to provide further storage.

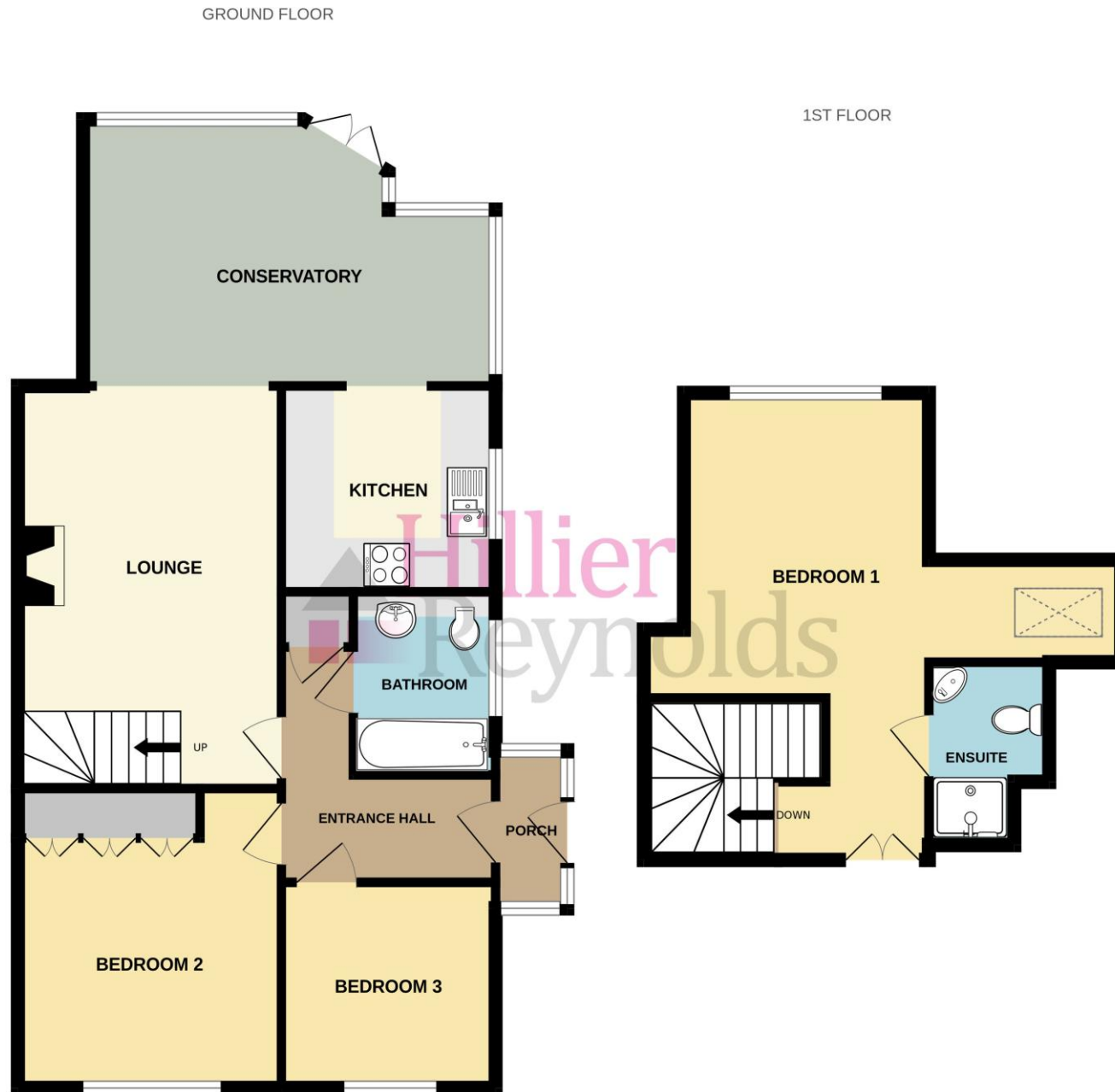
There is a large double bedroom with fitted wardrobes which is located at the front of the property. The third bedroom is also a double bedroom but is used as an office/ guest room by the current owners. There is a large bathroom with bath and shower over that completes the downstairs accommodation.

Upstairs is a large double bedroom which over-looks the garden and there is a well-fitted en suite shower room.

The home is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short drive away. Just a few minutes' walk will take you to the local shops as well as the West Kingsdown Medical Centre & Library. For motorway connections access to the M-20, A-20 and M-26 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.

Viewing is strictly by appointment only.

# ACCOMMODATION



## Entrance Hallway

**Lounge**  
16'6" (5.03m) x 11'0" (3.35m)

**Conservatory**  
19'8" (5.99m) x 11'1" (3.38m)

**Kitchen**  
9'0" (2.74m) x 8'4" (2.54m)

**Bedroom 2**  
12'3" (3.73m) x 11'0" (3.35m)

**Bedroom 3**  
8'11" (2.72m) x 8'6" (2.59m)

## Bathroom

## First Floor

**Bedroom 1**  
13'3" (4.04m) x 7'4" (2.24m)

## En-suite Shower Room

## Outside

**Cabin** - 13'1" (3.99m) x 9'8" (2.95m)

Beautiful landscaped Westerly garden with patio and lawn area. Shed and log store. Side access to front. Front garden with lawn area and driveway for approx. 2/3 cars.



## Route to View

From our Borough Green office proceed North up the High Street. Turn right at the end into Wrotham Road. At the first roundabout take the second left and at the second take the first turning heading towards West Kingsdown. Proceed straight over the next roundabout remaining on the A-20 London Road. After approximately 2.5 miles turn right onto Hever Avenue. The property can then be found on the left-hand side.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

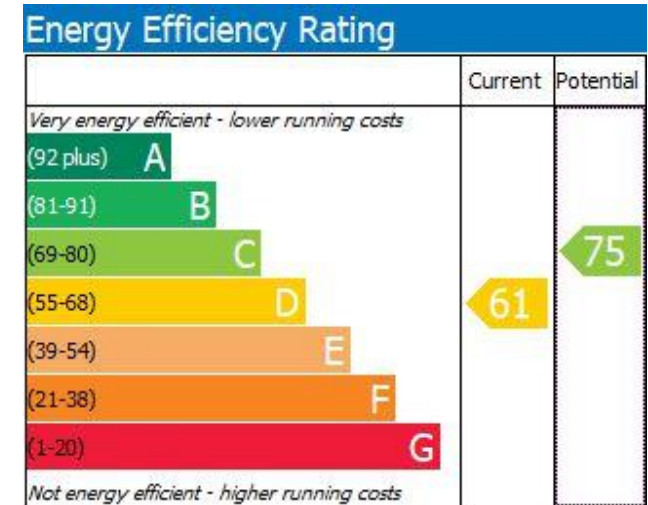
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

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