



12 HEVER WOOD ROAD, WEST KINGSDOWN, KENT, TN15 6HL

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£450,000

FREEHOLD

Beautifully presented three bedroom semi-detached bungalow.

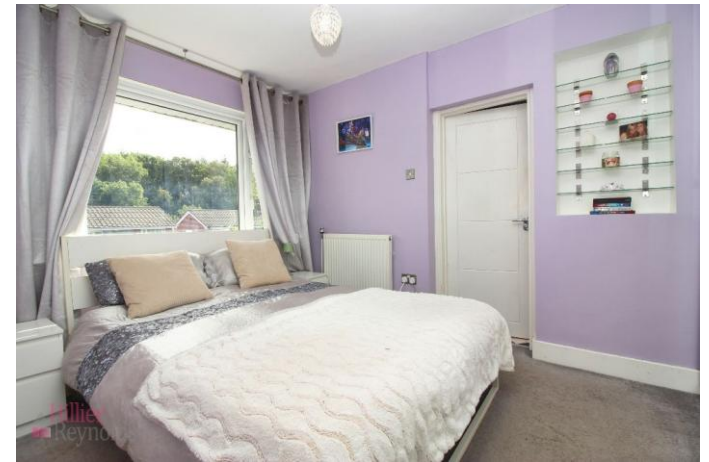
Open plan kitchen/diner/living room.

Garage and driveway with parking for two cars.



**The Property
Ombudsman**

Hillier
Reynolds



We are pleased to market this beautifully presented three bedroom semi-detached bungalow that is located in a popular road within walking distance of the local parade of shops.

This property has been extended and updated by the current owners and has modern and stylish decor which will appeal to buyers looking for a property that they can just move into. Steps lead up to the property which enjoys elevated views over-looking woodland. You are greeted with a light and bright entrance hall which takes you through to the open-plan kitchen/diner/living room. This well-designed space has everything that the modern buyer would be looking for. The lounge area is well-proportioned with a media wall and ornamental log burner. Although open-plan, this room could be separated from the kitchen/diner with the addition of internal doors.

The kitchen has been beautifully designed with sleek gloss units, double oven and a breakfast bar. French doors open out to the decked entertaining area and westerly facing rear garden. The garden is mainly laid to lawn and has a wooden storage shed as well as side access which leads to the front of the property where you will find a driveway with parking for two cars as well as a garage that the current owner uses as a workshop.

There is a useful utility room next to the kitchen which has access out to the side of the property.

The master bedroom is located at the front of the property. This is a bright and sunny room with a well-fitted en suite that has a bath and shower over. The second double bedroom is also located at the front of the property and enjoying views over woodland. The third double bedroom has a skylight which allows for plenty of natural light.

The family bathroom is stunning with a bath with shower over.

Viewing is strictly by appointment only.

GROUND FLOOR
84.7 sq.m. (912 sq.ft.) approx.



TOTAL FLOOR AREA : 84.7 sq.m. (912 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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ACCOMMODATION

Hallway

Lounge

14'7" (4.45m) x 12'1" (3.68m)

Kitchen/Diner

19'5" (5.92m) x 12'4" (3.76m) reducing to 10'2" (3.10m)

Utility Room

7'9" (2.36m) x 4'8" (1.42m)

Bedroom 1

12'8" (3.86m) x 8'9" (2.67m)

En-suite

Bedroom 2

12'2" (3.71m) x 8'3" (2.51m)

Bedroom 3

12'2" (3.71m) x 7'9" (2.36m)

Bathroom

Outside

Westerly facing garden mainly laid to lawn. Decked entertaining area. Wooden storage shed. Side access to front of property. Driveway with parking for two cars.

Garage - 16'4" (4.98m) x 9'11" (3.02m)



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

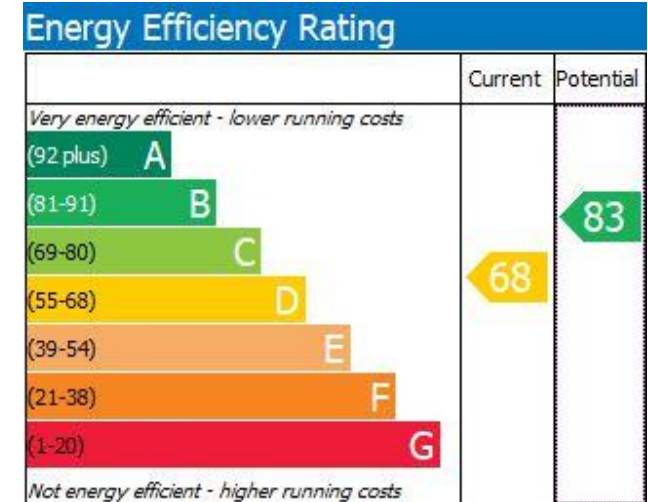
www.landregistry.gov.uk

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

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 towards West Kingsdown. After entering West Kingsdown turn right into Hever Avenue. Take the first turning on the right into Hever Wood Road. At the bottom turn left and the property can be found on the left hand side as denoted by our For Sale board.

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

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

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.

