



188 HEVER AVENUE, WEST KINGSDOWN, KENT, TN15 6DX

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 **Hillier**  
Reynolds

O.I.E.O

£300,000

FREEHOLD

Two bedroom semi-detached bungalow in need of updating.

Driveway with parking for one car and detached garage.

Fully enclosed rear garden.  
NO ONWARD CHAIN.





We are pleased to market this two bedroom semi-detached bungalow that is offered for sale with NO ONWARD CHAIN. This home will appeal to anyone who is looking for a home to which they can add their own stamp as some updating and modernisation is required. The property is situated in a popular road within walking distance of the parade of local shops.

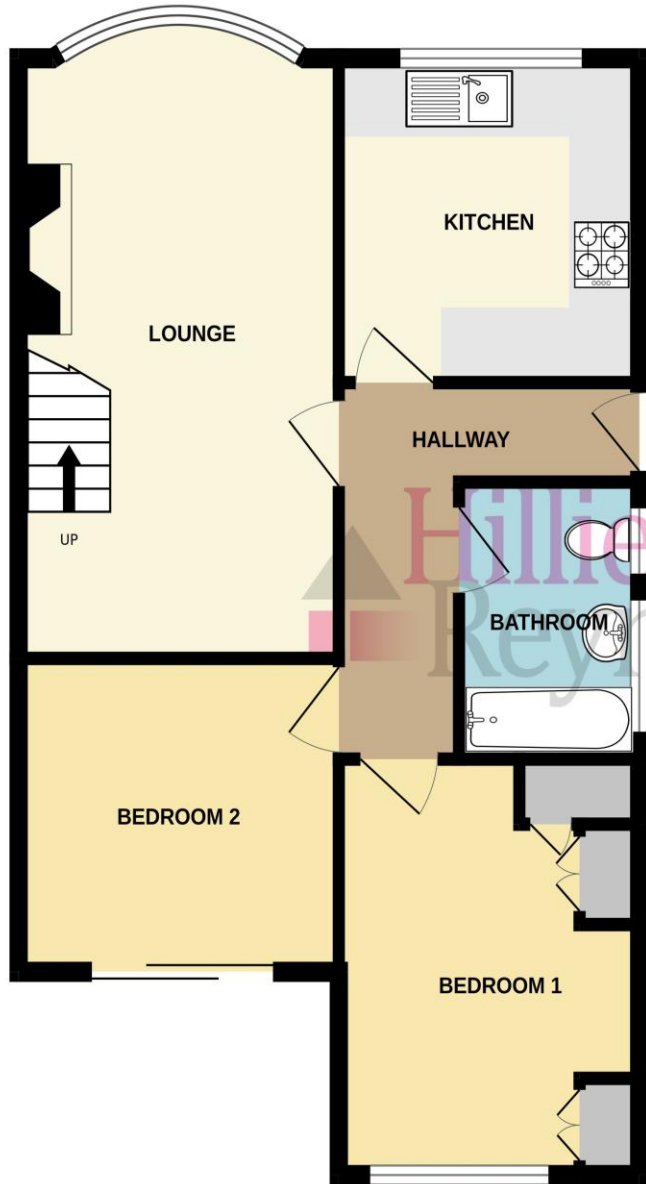
The kitchen is located at the front of the property and, although dated, this is a clean and functional kitchen with a good selection of units and worktop space. The lounge is a bright and well-proportioned room with a large bay window and an exposed brick chimney breast as a central focal point of the room. Stairs lead up to the large loft area.

The master bedroom is at the rear of the property over-looking the garden. There are built-in wardrobes providing plenty of storage. The second bedroom is a good-sized double room. Depending on your requirements this could also be used as a dining room. There are patio doors that lead out to the decked entertaining area and fully enclosed rear garden which is mainly laid to lawn. There is a detached garage/workshop that has a vehicle inspection pit. A side gate leads to the front of the property where you will find a pretty front garden and driveway with parking for one car.

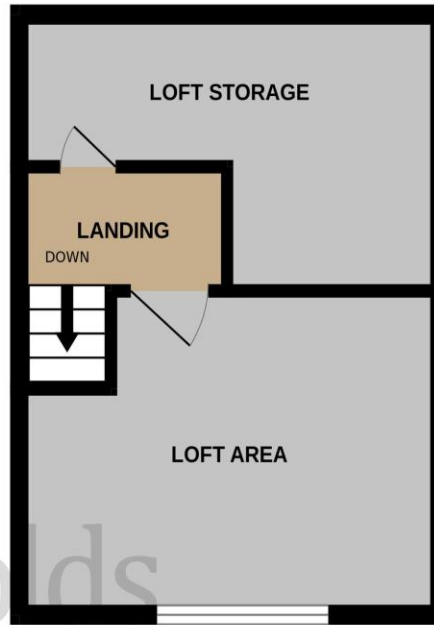
The bathroom has a white suite comprising of WC, basin and bath with shower over.

The home is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short drive away. 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. Please note that this property does back onto the Brands Hatch Circuit so there will be a degree of noise on race and track days.

GROUND FLOOR  
55.1 sq.m. (593 sq.ft.) approx.



1ST FLOOR  
22.1 sq.m. (238 sq.ft.) approx.



TOTAL FLOOR AREA : 77.2 sq.m. (831 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

### Entrance Hallway

### Lounge

17'7" (5.36m) x 10'4" (3.15m)

### Kitchen

9'8" (2.95m) x 9'6" (2.90m)

### Bedroom

12'2" (3.71m) x 9'9" (2.97m)

### Bedroom

10'4" (3.15m) x 9'2" (2.79m)

### Bathroom

### First Floor

### Loft Area

13'7" (4.14m) x 9'6" (2.90m)

### Loft Storage

### Outside

Fully enclosed rear garden mainly laid to lawn with decked area. Detached garage/workshop with vehicle inspection pit. Side gate to driveway with parking for one car. Front garden.

**Double Garage** - 18'5" (5.61m) x 15'11" (4.85m)



## Route to View

From our office proceed east towards Wrotham Heath turning immediately left into the High Street. At end turn right onto Wrotham Road. At first roundabout take 2nd exit onto London Road. At the next roundabout take 1st exit onto A20. Go past the Portobello Pub on the right hand side then take the 5th turning on the right into Hever Road. Go past the shops and at the crossroads turn left into Hever Avenue. The property can be found at the bottom of the road on the right-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)

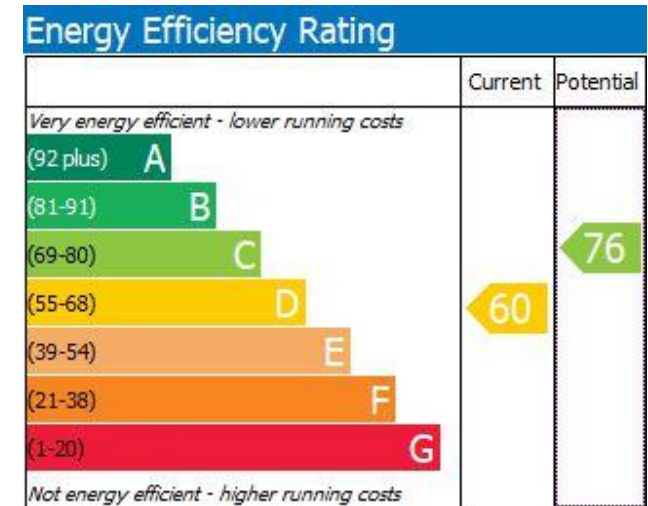
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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

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