



PASHT, LONDON ROAD, WEST KINGSDOWN, KENT, TN15 6ER

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 **Hillier**
Reynolds

£450,000

FREEHOLD

Beautifully presented three bedroom semi-detached chalet bungalow.

Open plan living area and large established garden with summer house.

Driveway with parking for approx. 4 cars.



**The Property
Ombudsman**



We are excited to market this beautifully presented three bedroom semi-detached chalet bungalow that is available to the market for the first time in over 40 years. The property is located in a set-back position and has a well-established large easterly facing garden as well as beautiful front garden and block paved driveway with parking for approx. 4 cars.

As soon as you enter this property you will appreciate the light and bright entrance hall. The property is decorated throughout with calm neutral colours. The open plan lounge and kitchen/diner is a spacious and sociable living space. The lounge area is light and bright with oak flooring and an attractive log burner as a central focal point of the room. At the rear of the property is the dining area which has french doors leading out to the stunning garden and patio area. This garden has been beautifully tended and planted by the current owners and is now a lush outdoor space in which to entertain family and friends. The garden is mainly laid to lawn with borders stocked full of plants and shrubs. At the rear of the garden is a decked area and pond as well as a summer house. To the side of the property is a covered BBQ area as well as a very useful lean-to storage area and access to the front of the property. The kitchen is beautifully fitted with modern cream units and wooden work tops.

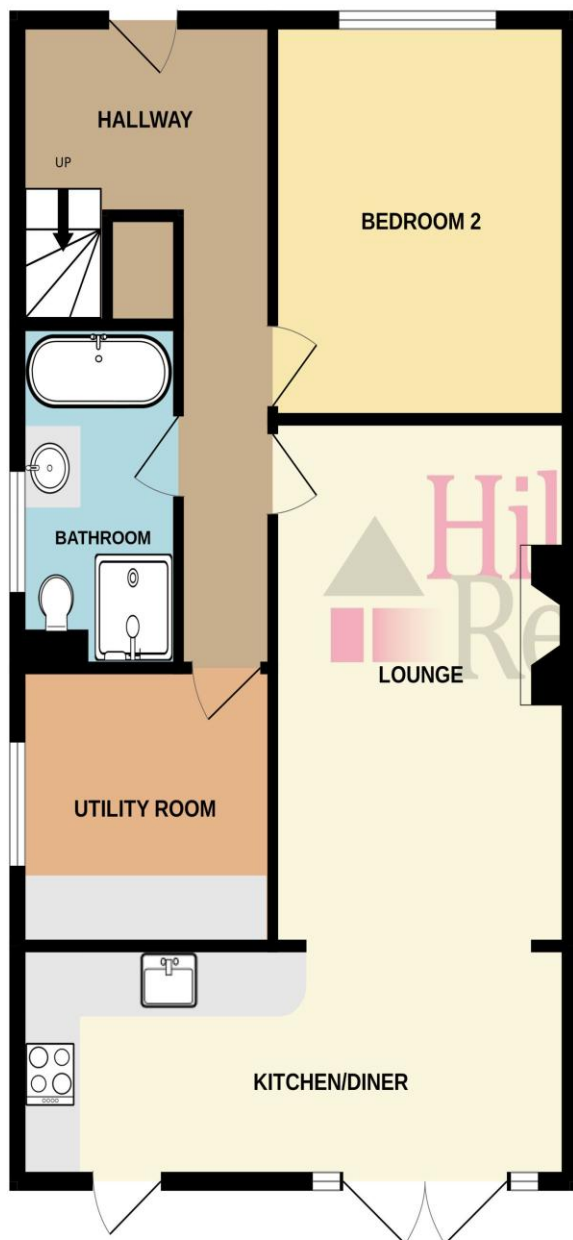
There is a utility room that doubles as a office area for the current owners. At the front of the property is a sunny double bedroom which has plenty of space for bedroom furniture. The bathroom, as you would expect, is as well presented as the rest of the property and is fitted with a modern white suite comprising of a bath as well as a large shower cubicle.

Upstairs you will find two spacious and bright bedrooms. A large double room over-looks the garden and has a large built in wardrobe. The third bedroom is at the front of the property and is a generous single room.

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.

Viewing is strictly by appointment only.

GROUND FLOOR
67.2 sq.m. (723 sq.ft.) approx.



1ST FLOOR
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA : 101.7 sq.m. (1095 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

16'5" (5.00m) x 10'11" (3.33m)

Kitchen/Diner

20'3" (6.17m) x 7'4" (2.24m)

Utility Room

9'1" (2.77m) x 8'8" (2.64m)

Bedroom 2

12'5" (3.78m) x 10'11" (3.33m)

Bathroom

First Floor Landing

Bedroom 1

14'3" (4.34m) x 10'8" (3.25m) maximum measurements

Bedroom 3

10'11" (3.33m) x 10'11" (3.33m) maximum measurements

Outside

Large established easterly facing garden mainly laid to lawn. Borders stocked with mature plants and shrubs. Summer house with decked area and pond. Block paved patio area. Covered side BBQ and storage area with access to front of property. Large established front garden with gate and block paved driveway with parking for approx. 4 cars.



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

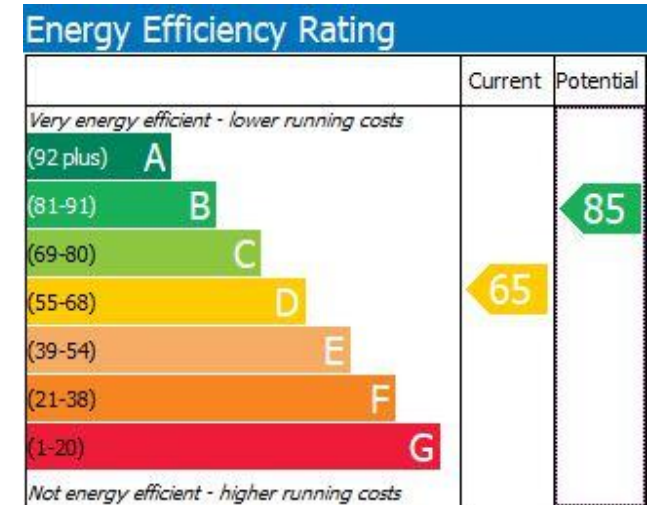
www.landregistry.gov.uk

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 out of the high street onto the Wrotham road. At the first roundabout take the second exit onto the London Road. Take the first exit on the next roundabout staying on the London Road. Turn first exit again at the next roundabout sign posted for West Kingsdown. The property can be found on the right-hand side opposite the turning into Rushetts Road.

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.

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

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