

**57 SOUTHFIELDS ROAD, WEST KINGSDOWN, KENT, TN15 6LA**

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Hillier Reynolds

# £550,000

FREEHOLD

Beautifully presented four bedroom semi-detached chalet bungalow.

Master bedroom with en suite shower room.

Detached garage and off street parking for several cars. NO ONWARD CHAIN.







The Property Ombudsman





We are delighted to market this substantial CHAIN FREE four bedroom semi-detached chalet bungalow that is located in a popular road on the outskirts of West Kingsdown. This property offers spacious and flexible living accommodation as well as a beautiful established south facing rear garden, detached garage and driveway with parking for several cars.

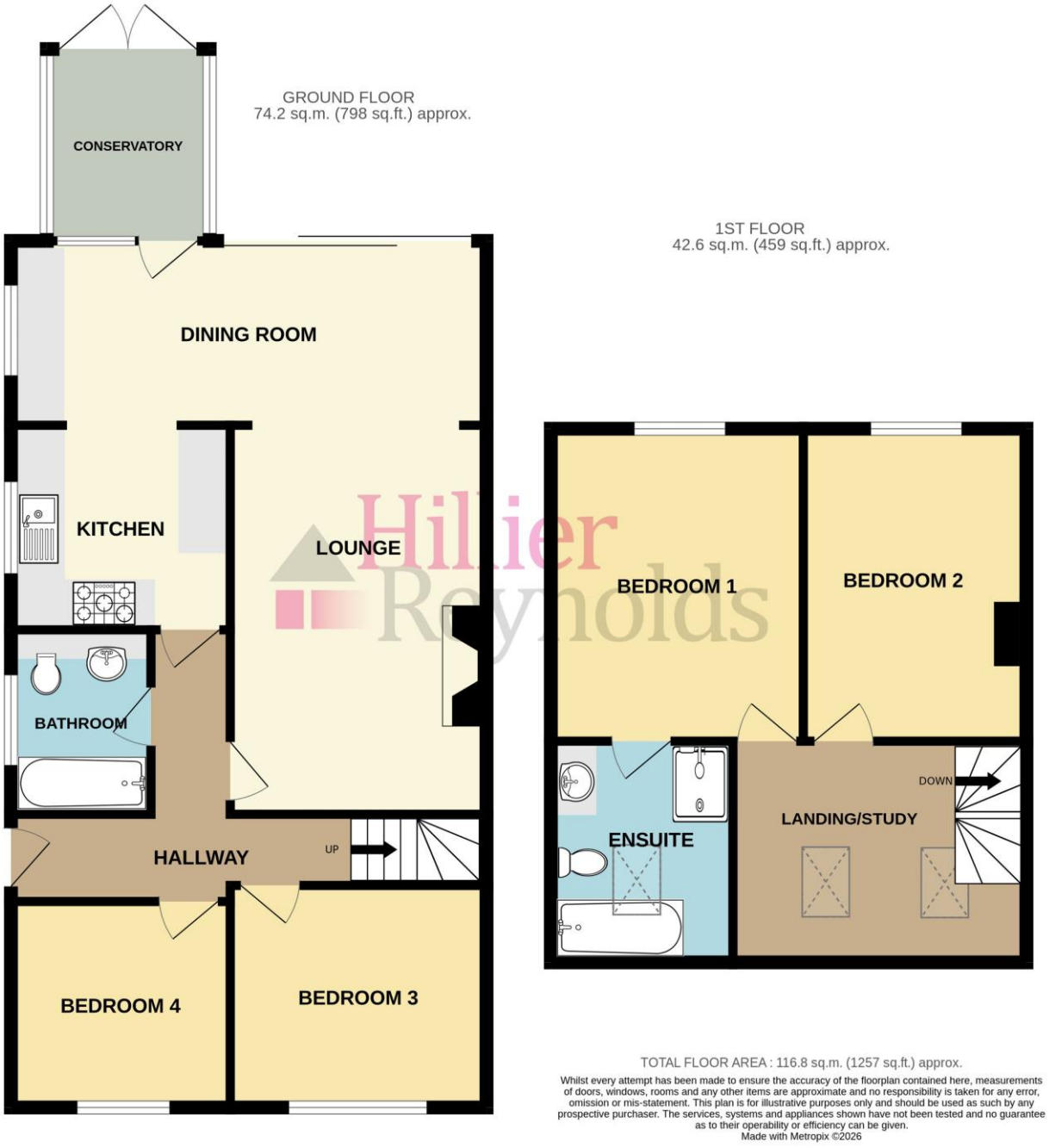
As soon as you arrive at the property you will appreciate that this home has been well maintained and updated by the current owners. The kitchen has been beautifully designed and fitted with high quality units and worktops. There is a large selection of cupboards providing plenty of storage space. The property flows very naturally through to the open plan dining area and lounge. At the rear of the kitchen there is conservatory which leads directly out to the south facing rear garden. French doors in the dining room lead out to the patio area.

The lounge is spacious and welcoming and has a log burner as a central focal point. There are two downstairs bedrooms at the property, a large and well-presented double room as well as a further bedroom that is used by the current owners as a home office and is ideal for anyone working from home. A modern and well-fitted bathroom completes the downstairs living space.

Upstairs is a large landing which has been utilised by the current owners as an additional office area. The master bedroom is spacious and bright with an en suite shower room. There is a further double bedroom that overlooks the garden.

The home is found in a convenient location within West Kingsdown having the local parade of shops just a short walk away. For getting further afield West Kingsdown is a hub for motorway connections. 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. West Kingsdown is also just a short drive from the popular villages of Eynsford and Shoreham with their pretty high streets and charming village pubs. The larger village of Borough Green with its bustling high street and MLS to London Victoria, London Bridge and Charing Cross is a short drive away.

We are expecting a high level of interest in this beautifully maintained and presented family home so early viewing is highly recommended.




# ACCOMMODATION

**Entrance Hallway**

**Lounge**
16'8" (5.08m) x 10'11" (3.33m)

**Dining Room**
20'2" (6.15m) x 7'11" (2.41m)

**Conservatory**
8'3" (2.51m) x 6'11" (2.11m)

**Kitchen**
9'1" (2.77m) x 8'9" (2.67m)

**Bedroom 3**
10'11" (3.33m) x 9'6" (2.90m)

**Bedroom 4**
9'0" (2.74m) x 8'10" (2.69m)

**Bathroom**

**First Floor Landing/Study**
12'6" (3.81m) x 9'6" (2.90m)

**Bedroom 1**
13'5" (4.09m) x 10'3" (3.12m)

**En-suite**

**Bedroom 2**
13'5" (4.09m) x 9'2" (2.79m)

**Outside**
Fully enclosed south facing rear garden mainly laid to lawn with borders stocked with mature plants and shrubs. Paved patio area. Side access to front of property. Front garden laid to lawn. Detached garage and driveway with parking for several cars.

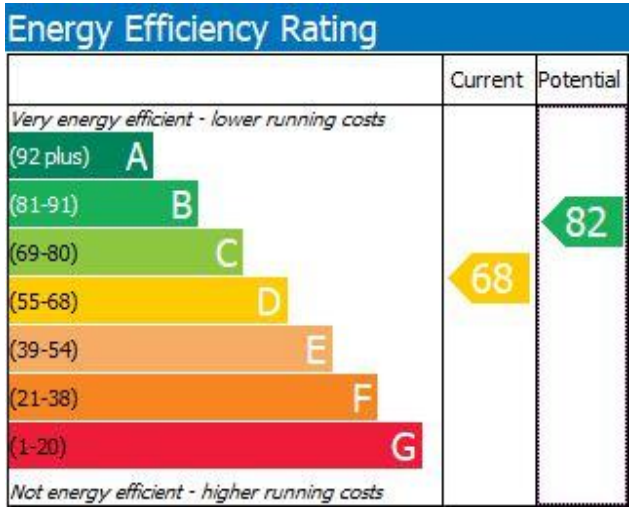
**Detached Garage** - 16'8" (5.08m) x 13'0" (3.96m) reducing to 9'0" (2.74m)



## 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 at the Portobello pub into Fawkham Road. Take the next left into Southfields Road. The property can be found approximately half way down the road on the left just after the turning into Birchway.

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


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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.







