



5 Southfields Road West Kingsdown

- Unique & Well Presented Ground Floor Maisonette
- One Bedroom
- Lounge
- Fitted Kitchen
- Shower Room
- Gas Central Heating
- Double Glazing
- Detached Garage with Driveway
- Garden

Price Guide
£290,000-£300,000

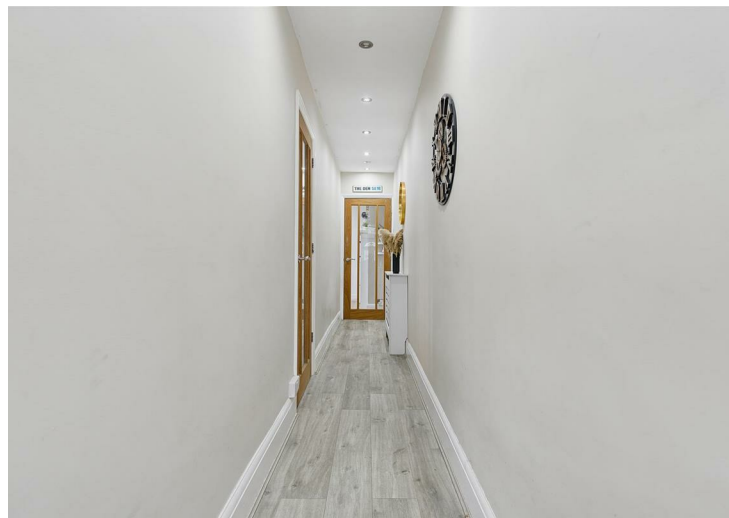




PRICE RANGE: £290,000-£300,000. A rare and unique ground floor maisonette located in a lovely rural location. The property is well presented and improved by the current owners, one of the top features has to be the detached garage and good sized private garden to side. Other features include gas central heating and double glazing throughout.

Enter into the long reception hallway, the lounge is to the front with a recently added media wall and the bedroom has a side aspect, further down the hall lies the fitted kitchen with access to a rear lobby with door to side, there is a shower room to the rear.

Outside the property has a good size garden to the side which is laid to lawn and enclosed by fencing. There is a detached garage to the front with driveway for two cars.





The property is conveniently located within West Kingsdown, with a local parade of shops a short distance away. The village is well positioned for excellent road links including the M20, A20 and M26, making commuting and travel straightforward. West Kingsdown is a semi rural location. The nearest railway station is Eynsford which is 2.4 miles away from the property. The nearby village of Borough Green, located about 5.5 miles away, offers a wide array of amenities, including a variety of shops, restaurants, cafes and takeaway options and The Reynolds Retreat Country Club. The mainline station in Borough Green provides fast services to Victoria, London Bridge and, Charing Cross. The M25, A20, and M20 are just a short drive away giving you easy access to the whole of London. Bluewater is only 11 miles away.

Tenure: Freehold

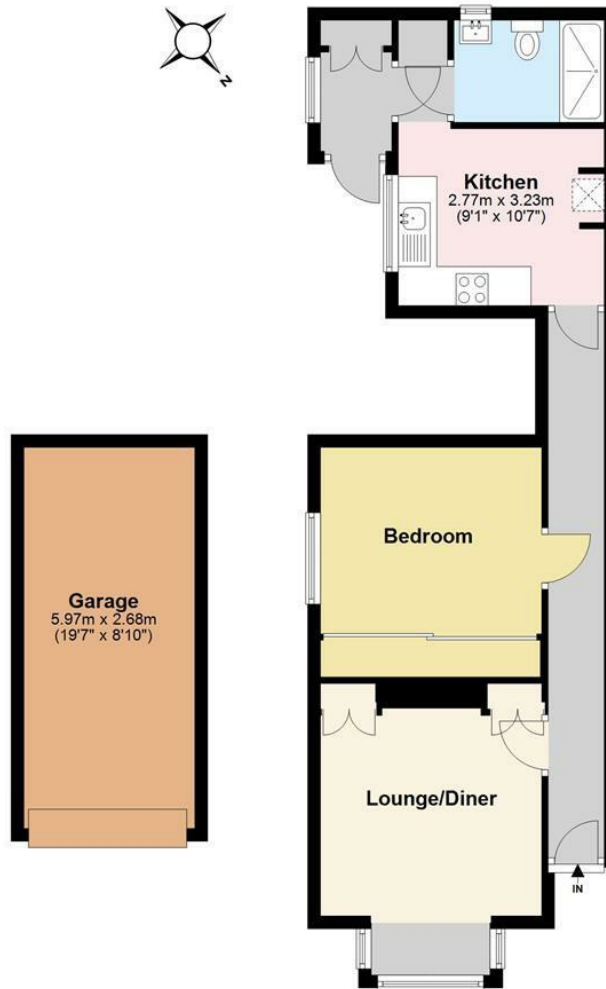
Council Tax Band: A

Fixtures and fittings by arrangement other than those mentioned.



Maisonette

Main area: approx. 52.0 sq. metres (560.0 sq. feet)
 Plus garages, approx. 16.0 sq. metres (172.2 sq. feet)



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This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

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 Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
105-149kWh A	
81-104kWh B	
65-80kWh C	
49-64kWh D	67
33-48kWh E	76
17-32kWh F	
1-16kWh G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm
 Saturday 9am-5pm

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