



**BORESTON, KINGSINGFIELD ROAD, WEST KINGSDOWN,  
KENT, TN15 6LH**

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

 **Hillier**  
Reynolds

Offers In Excess Of

**£800,000**

**FREEHOLD**

Beautifully presented four bedroom detached family home in sought after location.

Master bedroom with en suite shower room.

Large easterly facing rear garden. Driveway with parking for 3/4 cars.





We are delighted to bring to the market this beautifully presented and spacious family home which is located in a very sought after private road in West Kingsdown. This well-loved and well-maintained property has a fabulous easterly facing rear garden of over 100ft as well as a driveway with parking for 3/4 cars.

As soon as you enter the property you will notice how light and bright this home is. The stylish and generous lounge is decorated in calm neutral colours and there is an attractive feature fireplace as a central focal point. Patio doors lead out to the garden. The dining room is separated by an ornate archway. Double doors lead to the study but this area would work equally well as a playroom if required. The current owners have added a modern conservatory which is a bright and comfortable room to fully enjoy the beautifully maintained and manicured garden.

The kitchen is located at the front of the property and is stylishly designed with a good selection of cupboards and work top space. There is a large breakfast bar and a door providing access to the garden and the front the property. The original garage has been sectioned to provide a utility room and a storage area which is ideal for storing bicycles. A cloakroom completes the downstairs accommodation.

Upstairs you will find the four well-proportioned bedrooms off the light and bright landing. The master bedroom overlooks the garden and has a large selection of fitted wardrobes offering plenty of storage. There is an en suite shower room. The second bedroom is at the front of the property and is a large bright room with a fitted wardrobe. Both bedroom three and four have fitted wardrobes and generous proportions. The family bathroom is modern and well fitted with a shower over the bath.

In our opinion this property has that all important kerb appeal as well as generous living space and a fantastic garden.

The home is found in a convenient location within West Kingsdown and just a few minutes' drive down the road will take you to the local shops, primary school as well as the West Kingsdown Medical Centre & Library. 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.

We are expecting a high level of interest in this rarely available property so early viewing is recommended to avoid disappointment.

# ACCOMMODATION



## Entrance Hallway

## Cloakroom

## Lounge

22'0" (6.71m) x 15'03" (4.65m)

## Dining Room

11'07" (3.53m) x 9'07" (2.92m)

## Kitchen

14'01" (4.29m) x 10'03" (3.12m)

## Utility Room

9'02" (2.79m) x 6'10" (2.08m)

## Study

9'07" (2.92m) x 9'02" (2.79m)

## Conservatory

16'02" (4.93m) x 12'06" (3.81m)

## First Floor Landing

## Master Bedroom

11'11" (3.63m) x 10'05" (3.18m)

## En-suite

## Bedroom 2

15'06" (4.72m) x 9'11" (3.02m)

## Bedroom 3

15'09" (4.80m) x 7'08" (2.34m)

## Bedroom 4

11'11" (3.63m) x 9'04" (2.84m)

## Family Bathroom

## Outside

## Storage

11'0" (3.35m) x 10'0" (3.05m)

Shingled driveway to front for approx. 3/4 cars. Side access to rear

Easterly facing large rear garden. Mainly laid to lawn with mature borders and hedges. Paved patio area. Summer House at rear of garden.



## Route to View

From our Borough Green office proceed North up the High Street. Turn right at the end into Wrotham Road. At the first roundabout take the second left and at the second take the first turning heading towards West Kingsdown. Proceed straight over the next roundabout remaining on the A-20 London Road. After approximately 2 miles turn left onto Kingsingfield Road. Follow the road to the end and as it goes round to the left the property can be found on the left hand side towards the end of the road. The property can be identified by three white bollards on the grass verge just before the driveway.

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)

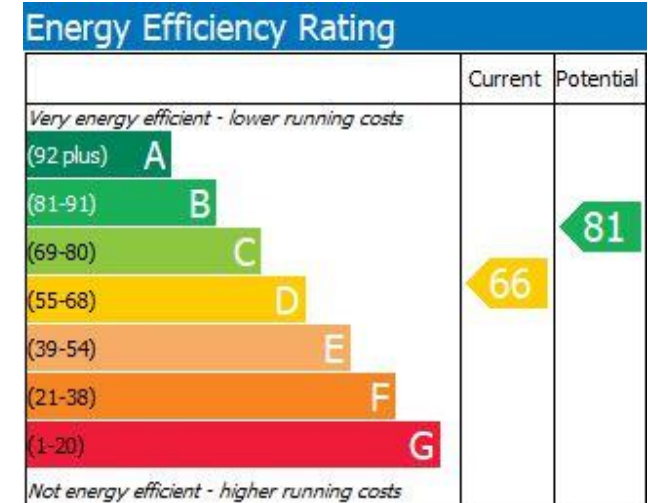
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

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