



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

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

 **Hillier**
Reynolds

Offers In Excess Of

£375,000

FREEHOLD



Well-presented two bedroom semi-detached bungalow.

Detached garage and off road parking for multiple vehicles.

Rear garden with purpose built viewing platform overlooking Brands Hatch racing circuit.





We are pleased to market this spacious two-bedroom semi-detached bungalow which is located in the centre of West Kingsdown within a short walk of the local shops. This property has been enjoyed by the current owner for approx.40 years and will appeal to any motor racing fans as you will find a private-purpose built viewing platform at the end of the garden which over-looks the famous Brands Hatch racing circuit.

This home has been extended by the current owner and now has a spacious and well-proportioned lounge with an attractive fireplace as a central focal point of the room. There is a large opening into the dining room which has bi-folding doors leading out to a raised decked seating area. Steps lead down to the garden which is mainly laid to lawn. There is a large detached garage as well as a wooden summer house. At the end of the garden is the wooden viewing platform which provides a bird's eye view of the exhilarating motor racing action.

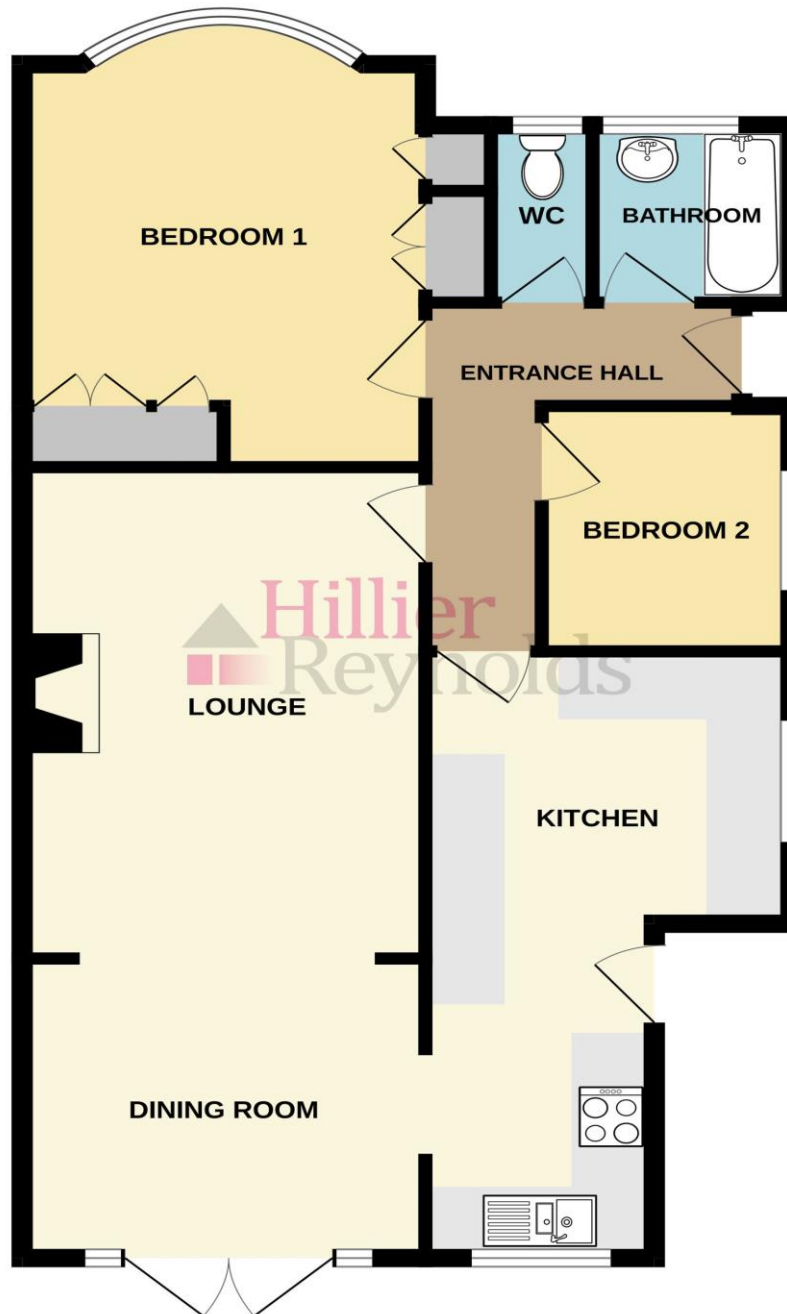
The L-shaped kitchen is light and bright with a double aspect. There is a good range of units which provide plenty of storage and work top space. The back door provides access to the garden as well as the front of the property which has a pretty front garden and a driveway with parking for multiple cars.

The generous master bedroom is located at the front of the property and is a bright sunny room with a large bay window as well as a good selection of fitted wardrobes. The second bedroom is a good-sized single room that would also work well as a home office if required.

There is a well fitted bathroom with a shower over as well as a separate WC.

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



ACCOMMODATION

Entrance Hallway

Lounge

15'10" (4.83m) x 11'1" (3.38m)

Dining Room

11'8" (3.56m) x 9'8" (2.95m)

Kitchen

19'7" (5.97m) x 10'1" (3.07m)
reducing to 6'4" (1.93m)

Bedroom 1

13'0" (3.96m) x 11'2" (3.40m)

Bedroom 2

7'10" (2.39m) x 6'11" (2.11m)

Bathroom

W.C.

Outside

Medium sized garden mainly laid to lawn with pathway leading to purpose-built viewing platform overlooking Brands Hatch racing circuit. Side access to front of property with front garden and block paved driveway with parking for multiple cars.

Garage - 27'10" (8.48m) x 8'4" (2.54m)

Summer House - 11'10" (3.61m) x 9'10" (3.00m)



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

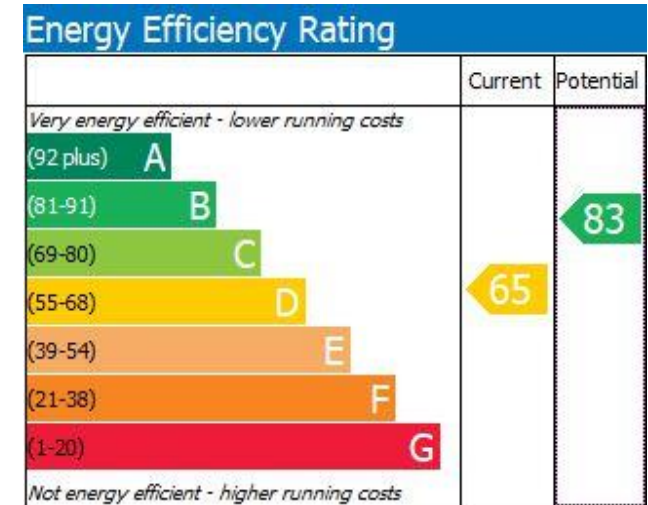
www.landregistry.gov.uk

<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 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.

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

01732 884422

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.

