



59 HEVER AVENUE, WEST KINGSDOWN, KENT, TN15 6HF

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 **Hillier**  
Reynolds

# GUIDE PRICE

£400,000 - £425,000

FREEHOLD

Three bedroom semi-detached chalet bungalow.

Large westerly facing rear garden, detached garage and parking for multiple cars.

Popular location within walking distance of local shops.





We are pleased to market this spacious three-bedroom semi-detached chalet bungalow which is situated on a large plot within walking distance of the parade of local shops. This well looked after home benefits from a large westerly facing rear garden as well as a detached garage and workshop. A large driveway provides parking for multiple cars.

This property offers flexible and versatile living and sleeping accommodation depending on your requirements. On the ground floor you will find a well-proportioned lounge that is decorated in neutral colours. There are patio doors that lead out to the conservatory. This is a lovely room to sit in and enjoy the views over the garden. This could also be used as a dining room if required. The kitchen, although clean and tidy, would benefit from some updating. There is a good selection of units and work top space as well as a large storage cupboard. The adjoining garden room is a lovely space to sit and enjoy breakfast. There is direct access out to the large mature garden and patio area. The detached garage and workshop provide adequate space for garden equipment and storage. There are double gates that lead to the front of the property where you will find a driveway with parking for multiple cars.

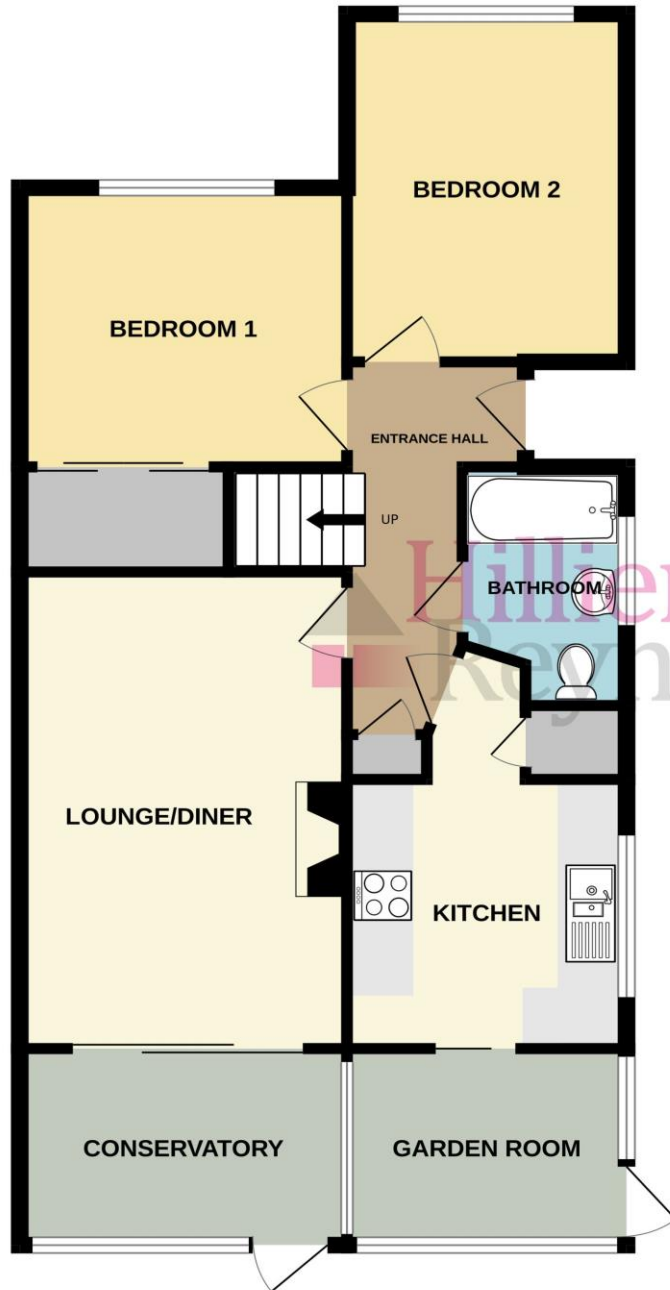
At the front of the home is the master bedroom which is a light and bright room with a good selection of fitted wardrobes. Next door you will find a further double bedroom that has previously been used as a dining room. The bathroom has a shower over the bath and completes the downstairs accommodation.

Upstairs you will find the third bedroom which overlooks the garden and has eaves storage. There is a further room which the current owner uses as a craft room. This would also make an ideal nursery or home office if required.

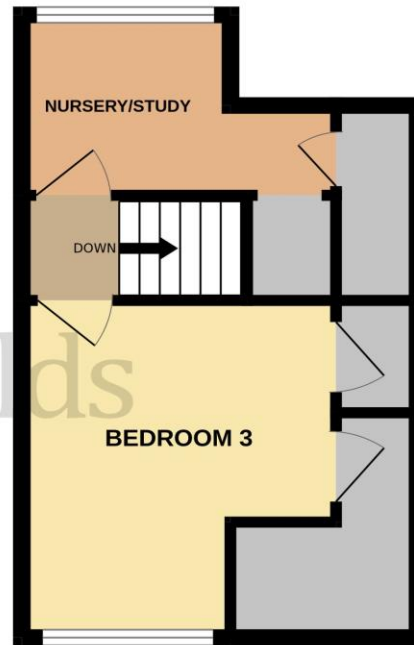
The home is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short drive away. Just a few minutes' walk will take you to the local shops. For motorway connections access to the M-20, A-20 and M-26 are very close making a trip to Swanley or Bluewater 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 highly recommended to fully appreciate this property which has been realistically priced to sell.

GROUND FLOOR



1ST FLOOR



# ACCOMMODATION

## Entrance Hallway

## Lounge/Diner

16'11" (5.16m) x 10'11" (3.33m)

## Conservatory

10'2" (3.10m) x 7'0" (2.13m)

## Kitchen

9'7" (2.92m) x 9'4" (2.84m)

## Garden Room

7'0" (2.13m) x 6'4" (1.93m)

## Bedroom 1

9'11" (3.02m) x 10'11" (3.33m)

## Bedroom 2

12'8" (3.86m) x 9'4" (2.84m)

## Bathroom

## First Floor Landing

## Bedroom 3

12'0" (3.66m) x 10'6" (3.20m) L-Shape

## Nursery/Study

10'5" (3.18m) max x 6'5" (1.96m)

## Outside

Large westerly facing rear garden mainly laid to lawn with flower borders and mature plants. Patio area.

**Garage** - 16'8" (5.08m) x 8'3" (2.51m)

**Workshop** - 8'4" (2.54m) x 8'3" (2.51m)

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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## 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 2.5 miles turn right onto Hever Avenue. The property can then be found on the left hand side denoted by our For Sale board.

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)

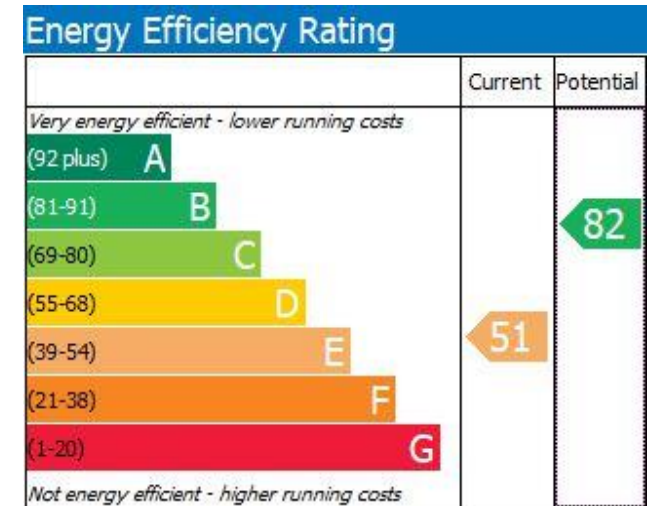
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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

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