



1 OAKLANDS CLOSE, WEST KINGSDOWN, KENT, TN15 6EA

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 **Hillier**
Reynolds

£475,000

FREEHOLD

Three bedroom semi-detached chalet bungalow.

Generous plot with wrap around garden, workshop and shed. Garage en bloc.

Sought after location within walking distance of local shops.





We are delighted to market this beautifully presented and well-maintained three bedroom semi-detached chalet bungalow. The property is located in a sought after close and occupies a generous plot. There is a large private wrap around front and rear garden as well as a workshop, shed and garage en bloc.

As soon as you enter the property you will appreciate the tasteful and modern decor. On the ground floor you will find a spacious and well-proportioned lounge. There is an attractive fireplace as a central focal point of the room. Patio doors lead through to the stunning conservatory. This is a fantastic addition to the property and provides an additional seating or dining space. There are a selection of cupboards that offer a good range of storage space. French doors open out to the garden and patio area where you will find a workshop as well as a wooden storage shed. The garden is private and secluded and has a side gate leading to the large front garden that is fully enclosed and mainly laid to lawn. Opposite the property you will find a garage en bloc. Due to the position of the property there is ample on road parking outside the home and there are no parking restrictions.

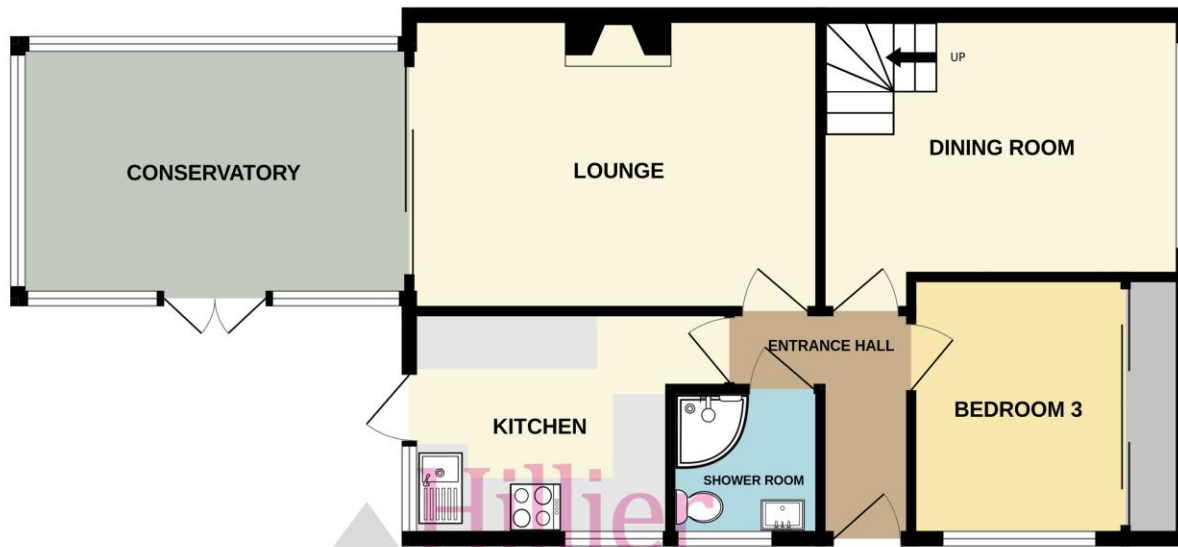
The kitchen is beautifully fitted with timeless shaker style units and co-ordinating work tops. The back door leads directly out to the garden. As well as the additional space the conservatory adds you will find a further spacious reception room that the current owners use as a formal dining room. At the front of the property you will find a double bedroom that has a good range of built in wardrobes providing a good level of storage. A beautifully fitted and tasteful shower room completes the downstairs accommodation.

On the first floor you will find two further bedrooms as well as another beautifully presented bathroom. The master bedroom is tastefully decorated and is a light and bright room. There is an additional bedroom that the current owners use as a dressing room/home office.

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.

ACCOMMODATION

GROUND FLOOR



1ST FLOOR



Entrance Hallway

Lounge

15'10" (4.83m) x 10'11" (3.33m)

Dining Room

14'0" (4.27m) x 9'11" (3.02m)

Conservatory

15'1" (4.60m) x 9'8" (2.95m)

Kitchen

10'10" (3.30m) x 8'10" (2.69m)

Bedroom 3

9'11" (3.02m) x 8'3" (2.51m)

Shower Room

First Floor Landing

Bedroom 1

11'9" (3.58m) x 11'5" (3.48m)

Bedroom 2

9'11" (3.02m) x 9'5" (2.87m) maximum measurement

Bathroom

Outside

Rear garden mainly laid to lawn with patio area, workshop and shed. Side gate leading to fully enclosed front and side garden.

Garage en bloc- 17'3" (5.26m) x 9'6" (2.90m)

Workshop - 17'9" (5.41m) x 9'10" (3.00m)

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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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

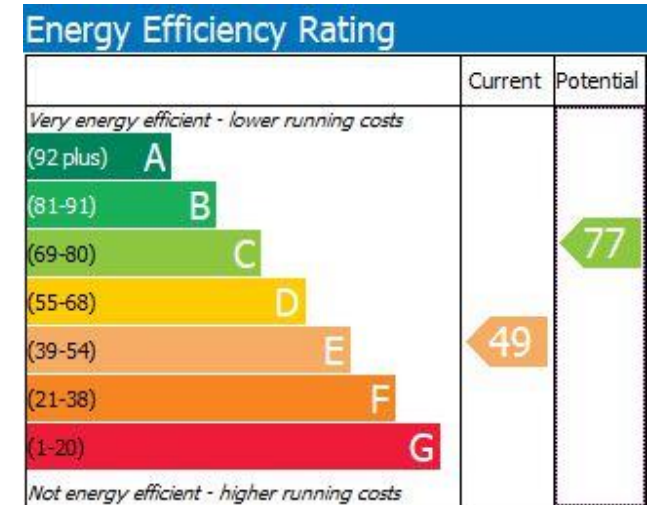
www.landregistry.gov.uk

<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 into Hever Road. After the shopping parade turn left into Hever Avenue. Take the first turning on your right into Oaklands Close. The property can be found on the left hand side.

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.

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

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