



75 MILLFIELD ROAD, WEST KINGSDOWN, KENT, TN15 6BX

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 **Hillier**
Reynolds

£399,995

FREEHOLD

Beautifully presented three bedroom end of terrace family home.

Fully enclosed low maintenance rear garden.

Garage en-bloc with allocated parking.





We are delighted to market this beautifully presented and spacious three bedroom end of terrace family home that is located in a tucked away position in a sought after road in West Kingsdown.

The property has been well maintained by the current owner and is tastefully decorated throughout. The lounge/diner is a well-proportioned bright room with plenty of space for a dining table. There is a large storage cupboard and direct access to the garden through a brick built porch. The easterly facing, low maintenance garden is fully enclosed with a patio area that is ideal for summer entertaining. There is also a lawn area. There is a side gate that leads out to the garage en-bloc which has an allocated parking space.

The kitchen is bright and modern with stylish white gloss units. There is a good selection of cupboards providing plenty of storage. A useful cloakroom completes the downstairs accommodation.

Upstairs you will find three generous bedrooms, all beautifully presented. The master bedroom is located at the front of the property and is large enough to comfortably accommodate a selection of bedroom furniture. The second bedroom overlooks the garden. The third bedroom is currently used as a home office but is a good sized single room with a built in storage cupboard.

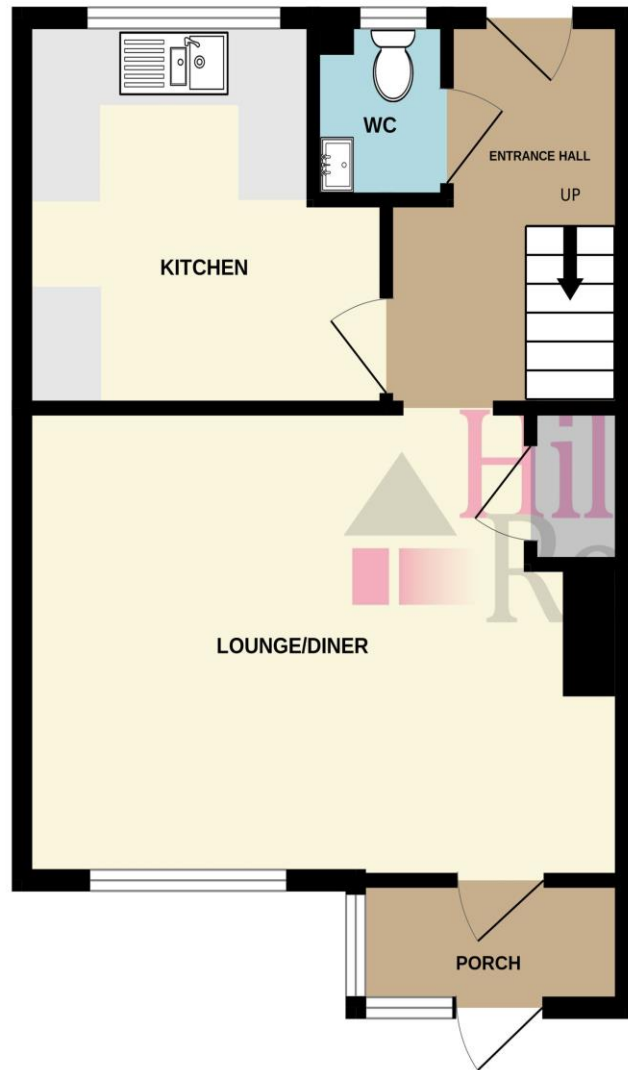
The home is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short drive away. Just a few minutes' walk will take you to the local shops. For motorway connections access to the M-20, A-20 and M-26 are very close making a trip to Swanley or Bluewater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

We are expecting a lot of interest in this stunning property so early viewing is recommended in order to avoid disappointment.

ACCOMMODATION

GROUND FLOOR

1ST FLOOR



Entrance Hallway

W.C.

Lounge/Diner

17'6" (5.33m) x 12'5" (3.78m)

Porch

Kitchen

10'7" (3.23m) x 10'3" (3.12m)

First Floor Landing

Bedroom 1

12'2" (3.71m) x 10'5" (3.18m)

Bedroom 2

10'9" (3.28m) x 9'6" (2.90m)

Bedroom 3

7'10" (2.39m) x 7'9" (2.36m)

Bathroom

Outside

Low maintenance rear garden with paved patio area and lawn area. Gate to:-

Garage en-bloc

One allocated parking space.

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 office in Borough Green, head north towards Wrotham. Proceed onto the A-20 towards West Kingsdown. After entering West Kingsdown you will see the Library on your left hand side. Millfield Road is the 7th turning on the left after the Library, just after the bus shelter. Once in Millfield Road take the first turning on the left follow the road as it bears to the right. Take the first turning on the right and you will find the property on your right.

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

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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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

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