

Hillier Reynolds

**54 THE BRIARS,
WEST
KINGSDOWN,
KENT, TN15 6EZ**

£1,500 PCM



A well-presented 2 bedroom end of terraced home with Garage en-bloc.
Conservatory, stunning Kitchen & modern Bathroom.
Found in a convenient and popular location not far from shops.



This well-presented two bedroom end of terraced home has been lovingly looked after and updated by the current owners.

As soon as you enter the home you will immediately see that the home has been updated and is presented in a modern condition. The Lounge has stunning wood-effect flooring and a large window to the front allowing plenty of light to flood in.

The Kitchen is modern and offers plenty of storage space and composite, heat proof work tops. Sunken spotlights are found in the plinth boards to create ambient lighting. A cleverly constructed breakfast bar adds to the brilliant use of space. The Conservatory adjoins the Kitchen and is currently used as a Dining Room making it an ideal layout for entertaining. It has a wonderful outlook over the rear garden and in the summer months the French doors can be opened to allow the garden to become part of socialising space.

Upstairs the Master Bedroom is a generous double room that offers plenty of storage both built-in and fitted. The second Bedroom is a good sized single that also has its own built-in storage. The Bathroom is lovely and houses a modern white suite and under-floor heating. The home is going to be very economical to run having cavity wall insulation installed, insulated and boarded loft. Another huge benefit, especially as the summer months are getting hotter, is the air conditioning units that have been installed to provide ambient temperatures day or night.

Outside the home are beautifully presented gardens to both front and rear. An ornate patio is in the rear garden along with storage shed to remain. For parking there is a recently created driveway for 2 cars plus a further en-bloc Garage to the rear with a further parking space in front of it.

This home is found in a convenient location within West Kingsdown having the local shopping parade less than a mile away. West Kingsdown Medical Centre is a short walk away and access to the M20 motorway networks are also close by.

The home is available from the 1st June, 2024 and homes in this location do not stay available for long so please contact us as soon as possible.

PLEASE NOTE THE COSTS TO PROGRESS WITH THIS HOME ARE AS FOLLOWS:

**A Holding deposit of £340.00 is required prior to references commencing.
Security Deposit of £1700.00 to be held in deposit protection scheme.
First month's rent will be required in advance.**



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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ACCOMMODATION

Entrance Porch

Lounge

13'11" (4.24m) x 11'9" (3.58m)

Kitchen/Diner

11'9" (3.58m) x 11'2" (3.40m)

Conservatory

10'8" (3.25m) x 8'0" (2.44m)

First Floor

Landing

Bedroom 1

11'9" (3.58m) x 10'10" (3.30m)

Bedroom 2

11'4" (3.45m) x 6'4" (1.93m)

Bathroom

7'5" (2.26m) x 4'11" (1.50m)

Outside

Landscaped rear garden with ornate patio, flowers, shrubs and shed to remain. Front comprising of driveway for 2 cars.

Garage En-Bloc with parking for 1 car in front.





Helpful Information

Renting a home is a big commitment. Please feel free to ask us any questions that you may have about the process or alternatively there is the Government's How To Rent Checklist that is available upon request.

Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 towards West Kingsdown. When you enter West Kingsdown proceed for approximately 1 mile until you find The Briars on your left hand side. The home can be found on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	83
(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:
 01732 884422
 enquiries@hillier-reynolds.co.uk
 Or visit our website
 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.