



31 THE BRIARS, WEST KINGSDOWN, KENT, TN15 6EZ

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 **Hillier**
Reynolds

£325,000

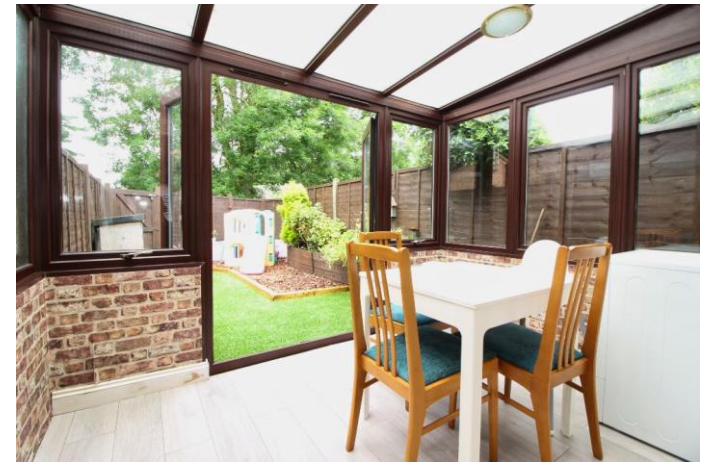
FREEHOLD

Beautifully presented two bedroom terraced house.

Garage en bloc and two allocated parking spaces.

Quiet cul de sac location near to shops. NO ONWARD CHAIN.





We are excited to launch to the market this beautifully presented two bedroom terraced property which has a garage en bloc as well as two allocated parking spaces. The property is located in a popular road in West Kingsdown and is an ideal starter home or, alternatively, would suit anyone looking to downsize to a property that can be moved straight into. 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 is also close by.

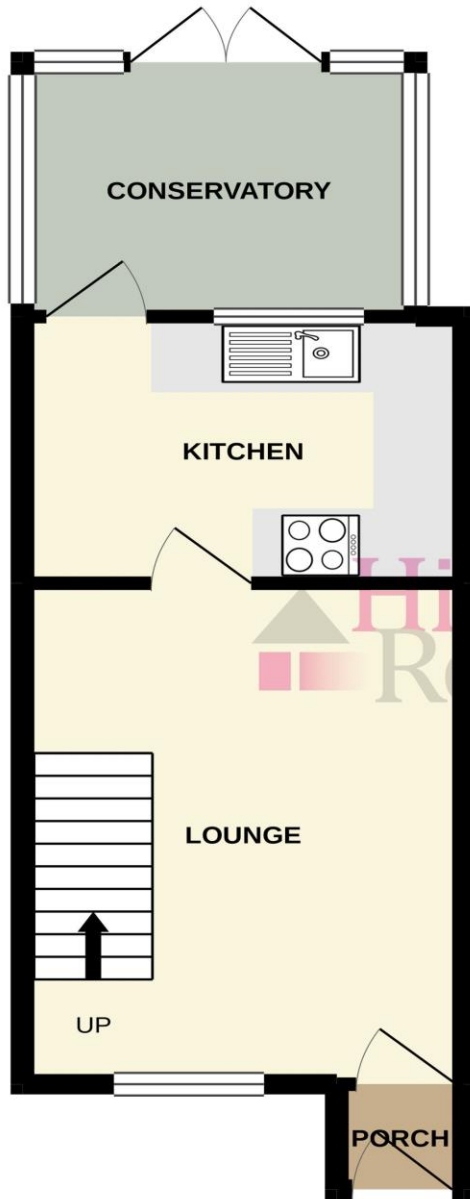
An entrance porch greets your arrival before you step into the spacious and well-proportioned lounge which has been beautifully decorated in calm neutral colours. There are custom built storage cupboards and TV unit under the stairs. The kitchen is well fitted with a good selection of worktops and cupboards. A sunny conservatory provides additional living space and the current owners use this as a dining room. There is direct access out to the fully enclosed and low maintenance rear garden which has been beautifully designed with artificial grass, a play area and raised borders. A gate at the rear of the garden provides side access to the en bloc garage and two allocated parking spaces.

Upstairs you will find the master bedroom at the front of the property. This is a generous room with built in storage cupboard. The second bedroom overlooks the garden and is a good sized single room. The family bathroom is well-fitted with a bath and shower over.

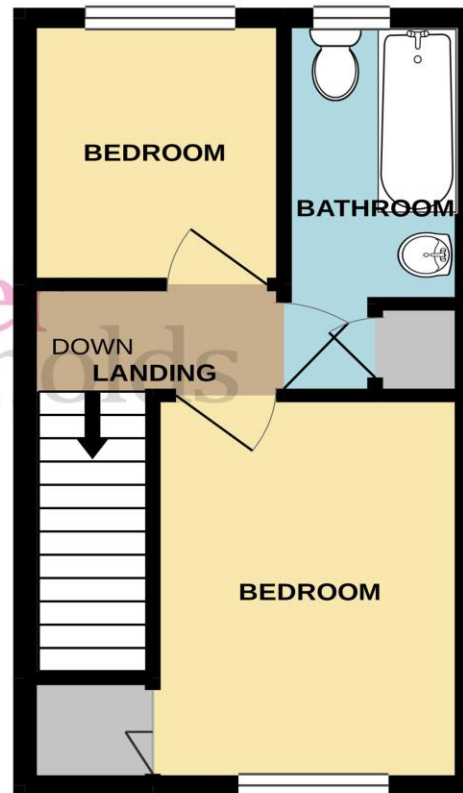
West Kingsdown is just a short drive from the popular villages of Eynsford and Shoreham with their pretty high streets and charming village pubs. The larger village of Borough Green with its bustling high street and MLS to London Victoria, London Bridge and Charing Cross is a short drive away.

We are expecting this property to be very popular so would advise early booking of your viewing to avoid disappointment. This property is offered for sale with NO ONWARD CHAIN.

GROUND FLOOR



1ST FLOOR



ACCOMMODATION

Entrance Porch

Lounge

14'6" (4.42m) x 11'0" (3.35m)

Kitchen

11'0" (3.35m) x 7'9" (2.36m)

Conservatory

9'10" (3.00m) x 7'5" (2.26m)

First Floor

Landing

Bedroom 1

11'5" (3.48m) x 7'8" (2.34m)

Bedroom 2

7'9" (2.36m) x 5'11" (1.80m)

Bathroom

Outside

Low maintenance fully enclosed rear garden with artificial grass. Rear gate allowing access to the front. Front garden comprising of lawn with flower and shrub borders.

Garage - 16'0" (4.88m) x 8'4" (2.54m) with parking in front for 2 cars.



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		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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 in the second cul de sac on the left and is denoted by our For Sale board.

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.

