



£650,000 (Guide Price)

London Road, West Kingsdown, TN15





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Discover the epitome of contemporary living in this stunningly refurbished family home. Meticulously extended and renovated to an exceptional standard, this property offers a harmonious blend of style, comfort, and practicality.

Step into a world of modern luxury, greeted by a welcoming solid oak porch. At the heart of the home lies a breathtaking kitchen, a masterpiece of Shaker-style design. Sleek lines, minimalist aesthetics, and a spacious central island create the perfect gathering point. Luxurious quartz worktops adorned with contemporary hardware complement the cabinetry, while triple skylights flood the space with natural light. The seamless flow of LVP herringbone flooring from the hallway into the kitchen unifies the design. A separate utility room and integrated appliances offer the ultimate in modern convenience.

The open-plan living space is ideal for relaxation and entertaining. Two ground-floor double bedrooms and a stylish downstairs Jack and Jill WC, accessible from the kitchen and one bedroom, provide flexibility and comfort. A contemporary downstairs bathroom, complete with mood-enhancing floor lights, offers a serene escape. Upstairs, two generously proportioned double bedrooms, bathed in natural light, create peaceful retreats. A luxurious upstairs bathroom completes the accommodation.

The south-facing garden is an idyllic outdoor space, perfect for enjoying the sunshine. Freshly laid lawn and bi-fold doors from the kitchen seamlessly connect the interior and exterior, creating an ideal space for entertaining or family relaxation.

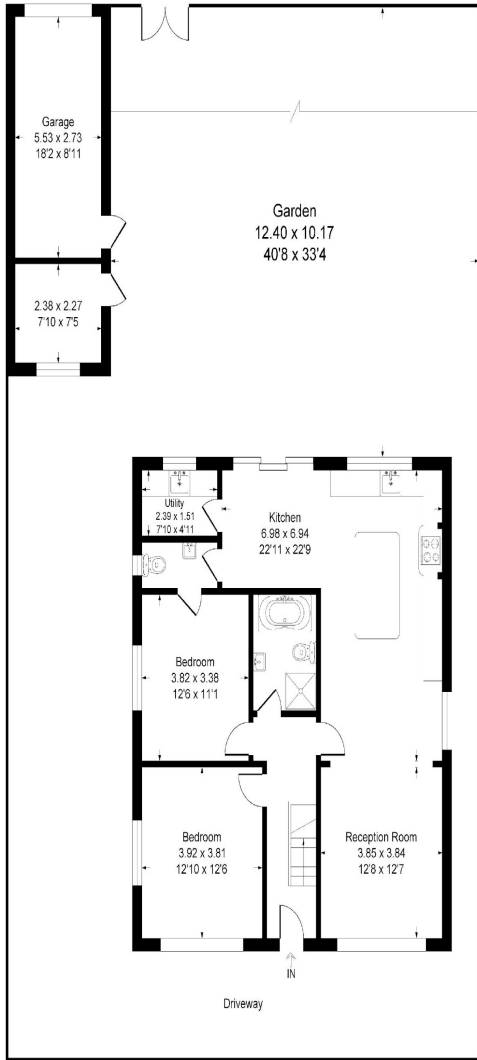
West Kingsdown offers a delightful community atmosphere, with local shops, pubs, restaurants, and a primary school within easy reach. For leisure and fitness enthusiasts, Brands Hatch, the Mercure Hotel and Spa, and the London Golf Club are nearby. Commuting is effortless with excellent transport links to Swanley and Sevenoaks, providing direct train services to London. Bluewater Shopping Centre is also conveniently located.

The property's potential is further enhanced by an outbuilding, perfect for conversion into a home office, and a convenient garage with rear access. This turnkey family home offers an unparalleled lifestyle opportunity.

Don't miss this chance to make your dream home a reality.



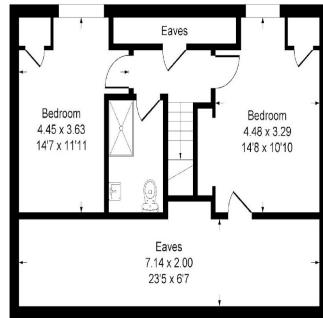




Ground Floor

Conistone, London Road, TN15

Approximate Gross Internal Area 144.3 sq m / 1554 sq ft
 Eaves Area 19.5 sq m / 211 sq ft
 Outbuilding Area 21.7 sq m / 234 sq ft
 Total Area 185.5 sq m / 1999 sq ft




First Floor

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them. Produced by Squarefootphoto.co.uk

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.