



11 STACKLANDS CLOSE, WEST KINGSDOWN, KENT, TN15 6DL

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£450,000

FREEHOLD

Three bedroom semi-detached bungalow.

Detached garage and south facing rear garden.

Popular location within walking distance of local shops.





We are delighted to market this extended three bedroom semi-detached bungalow which is available to the market for the first time in over 50 years. The property is located in a popular road in West Kingsdown within walking distance of the local parade of shops. West Kingsdown Medical Centre is a short drive away and access to the M20 motorway networks is also close by.

The home has been well-looked after and maintained by the current owners but would now benefit from some cosmetic updating. The lounge is located at the rear of the property and is a well-proportioned room with a log burner as a central focal point of the room. Patio doors lead out to the patio and garden.

The dining room and kitchen are separated by an archway making this an open and sociable entertaining and dining area. The kitchen has a good selection of cupboards and work top space as well as a separate utility room. A back door leads out to the fully enclosed south facing rear garden which is mainly laid to lawn with borders stocked full of plants and shrubs. There is a personal door to the detached garage and workshop. There is side access to the front of the property where you will find a front garden that is mainly laid to lawn. There is a shared driveway with parking for one car in front of the garage and one parking space at the bottom of the drive.

The master bedroom is at the front of the property and is a light and bright room with a good selection of fitted bedroom furniture. The second bedroom is a good-sized double room with built in storage cupboards. The third bedroom is a single room.

There is a bathroom as well as a separate WC.

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.

GROUND FLOOR
79.6 sq.m. (857 sq.ft.) approx.



ACCOMMODATION

Entrance Hallway

Lounge

16'4" (4.98m) x 10'10" (3.30m)

Dining Room

9'1" (2.77m) x 8'10" (2.69m)

Kitchen

10'0" (3.05m) x 9'0" (2.74m)

Utility Room

9'9" (2.97m) x 4'11" (1.50m)

Bedroom 1

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

Bedroom 2

11'1" (3.38m) x 9'6" (2.90m)

Bedroom 3

7'5" (2.26m) x 6'11" (2.11m)

Bathroom

W.C.

Outside

South facing fully enclosed rear garden mainly laid to lawn with borders stocked with mature plants and shrubs. Patio area. Personal door to detached garage. Gate to front of property and shared driveway with parking in front of garage and separate parking space at the bottom of drive. Front garden mainly laid to lawn

Garage - 21'6" (6.55m) x 10'7" (3.23m)

TOTAL FLOOR AREA: 79.6 sq.m. (857 sq.ft.) approx.

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

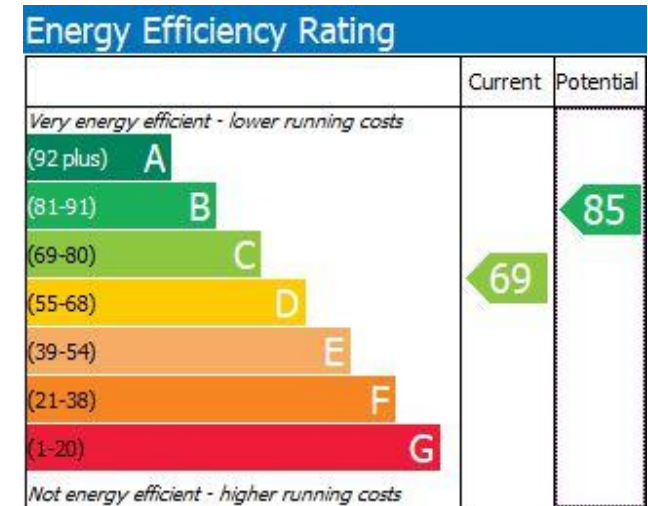
www.landregistry.gov.uk

<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. When you enter West Kingsdown proceed for approximately 1 mile until you find Hever Road on your right-hand side. Take the 2nd left into Neal Road and then 2nd right into Stacklands Close. The home can be found on the right-hand side.

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

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