



37 CHURCH ROAD, WEST KINGSDOWN, KENT, TN15 6LL

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 **Hillier**  
Reynolds

£375,000

FREEHOLD

Beautifully presented three bedroom mid-terrace family home.

Open plan living room/kitchen/diner.

Low maintenance rear garden backing onto woodland. One off road parking space.





We are delighted to market this beautifully presented three bedroom mid-terrace family home that is located in a popular road in West Kingsdown within walking distance of the local shops and facilities.

The property has been well-maintained and improved by the current owners and is now a modern and stylish family home. As you enter the property you will appreciate the spacious open plan living space. The kitchen is well-fitted with a Quooker instant boiling tap and a good selection of high-quality units with full quartz surface work tops. A breakfast bar provides a sociable gathering point and there is plenty of room for a formal dining table. The lounge area is a sleek and comfortable area to relax in and there is a built-in media wall that blends in perfectly with the style of the property.

A conservatory provides additional living space and is used as a gym by the current owners. There are French doors leading out to the easterly facing low maintenance rear garden. There is a paved patio area and steps down to the artificial lawn. A gate provides access to the rear of the property and there is a wooden storage shed.

A cloakroom completes the downstairs accommodation.

Upstairs the property is as beautifully presented as the living area. The master bedroom is located at the front of the property and is a generous room with plenty of space for bedroom furniture. The second bedroom over-looks the garden and is a light and bright room. The third bedroom is a generous single room.

The family bathroom is spacious and modern with a bath as well as a large shower cubicle.

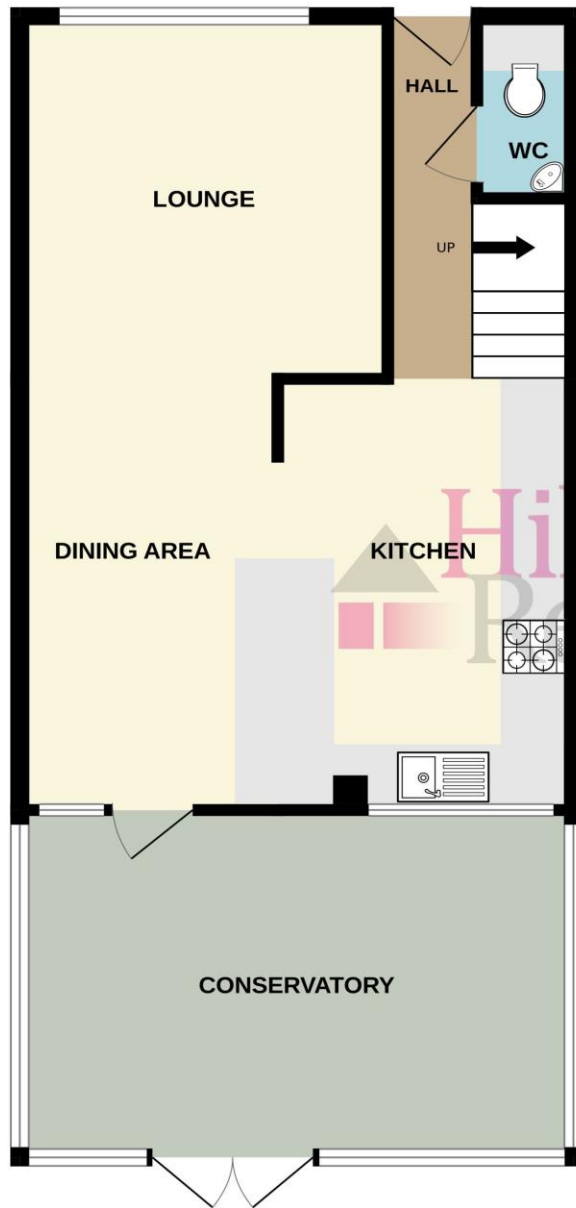
At the front of the property the current owners have added a cabin which will suit anyone looking to work from home.

There is one off road parking space at the front of the property.

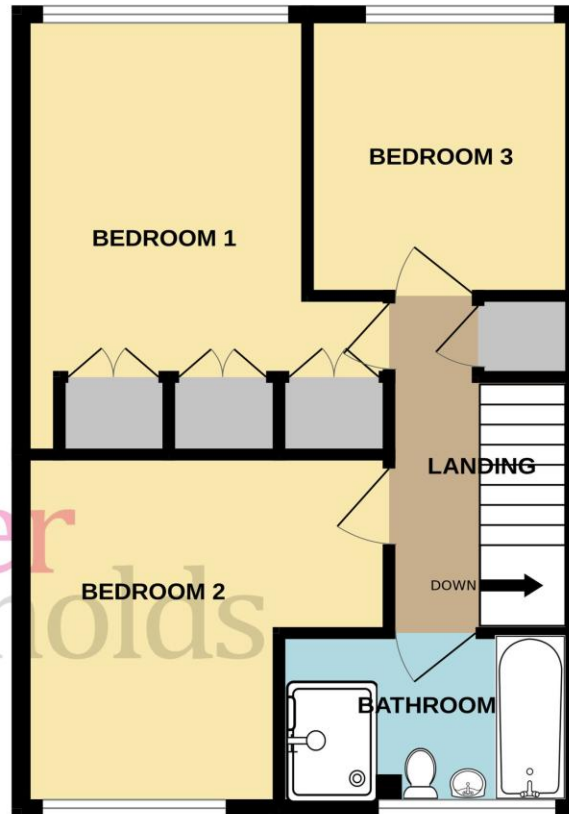
Viewing is highly recommended to fully appreciate this beautiful home.

# ACCOMMODATION

GROUND FLOOR  
60.0 sq.m. (646 sq.ft.) approx.



1ST FLOOR  
41.7 sq.m. (449 sq.ft.) approx.



## Entrance Hallway

## W.C.

## Lounge

11'11" (3.63m) x 11'5" (3.48m)

## Dining Area

14'3" (4.34m) x 8'1" (2.46m)

## Kitchen

14'3" (4.34m) x 9'2" (2.79m)

## Conservatory

17'5" (5.31m) x 11'5" (3.48m)

## First Floor Landing

## Bedroom 1

11'9" (3.58m) x 8'11" (2.72m)

## Bedroom 2

11'8" (3.56m) x 8'0" (2.44m)

## Bedroom 3

9'3" (2.82m) x 8'6" (2.59m)

## Bathroom

## Outside

Low maintenance easterly facing rear garden with artificial grass . Paved patio area and gate to rear. Wooden storage shed.

One off road parking space.

**Studio/Cabin** - 11'4" (3.45m) x 7'5" (2.26m)

TOTAL FLOOR AREA : 101.8 sq.m. (1095 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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## 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 turn right into Fawkham Road by The Portobello Inn. Take the next left into Southfields Road. After approximately 1/2 a mile this turns into Church Road and the home can be found on the right hand side.

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](http://www.environment-agency.gov.uk)

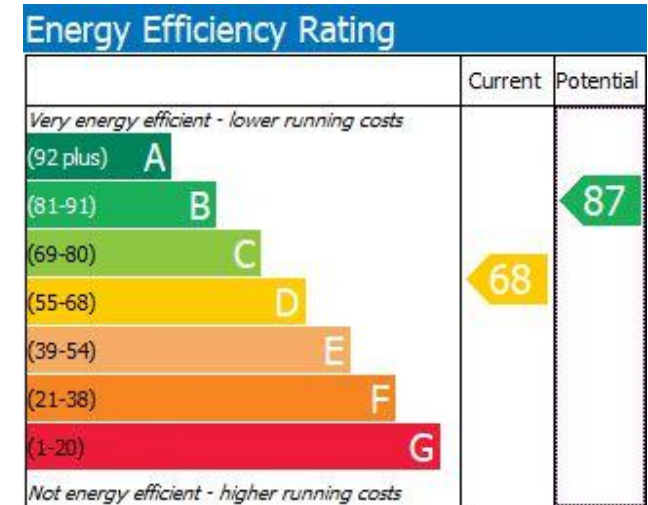
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

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