



189 HEVER AVENUE, WEST KINGSDOWN, KENT, TN15 6DX

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 **Hillier**
Reynolds

£499,500

FREEHOLD

Well-presented three bedroom extended semi-detached chalet bungalow.

Large open plan kitchen/diner/family room.

Driveway with parking for approx. 2 cars.





We are pleased to market this well-presented and extended three bedroom semi-detached chalet bungalow that is located in a popular road in West Kingsdown.

This spacious property offers flexible and versatile accommodation depending on your requirements. As you enter the property you will find the open plan kitchen/dining/family room on your left. This is a wonderful space for entertaining relaxing and cooking and will suit the modern family. The kitchen is stylish and well-fitted with a good selection of units and work top space. A back door leads out to the low maintenance rear garden where you will find side access to the front of the property where there is a driveway with parking for approx. 2 cars. Steps lead up to the brick built storage/workshop. There is a raised patio and lawn.

At the rear of the property you will find a spacious and well-proportioned lounge which has an attractive fireplace as a central focal point of the room. French doors open out to the garden. At the front of the property is a generous double bedroom with a large bay window. This room is currently used as a home office/storage room by the current owners. There is a Jack and Jill shower room which has a large shower cubicle.

Upstairs there is a bright and sunny landing. The master bedroom is on your left and is a stunning room with tasteful decor. There is an En-suite shower room with double basin and large shower cubicle. The second bedroom is also a very generous double room with built in walk-in wardrobe. There is an En-suite bathroom with a modern white suite and P shaped bath with shower over.

The home is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short drive away. For motorway connections access to the M-20, A-20 and M-26 are very close making a trip to Swanley or Bluewater Shopping Centre only a 20 minute drive approximately. For motor racing enthusiasts the Brands Hatch circuit is nearby but if you want the peace and quiet of the countryside you can find nearby the Pilgrims Way that cuts across the North Downs and offers beautiful countryside walks.

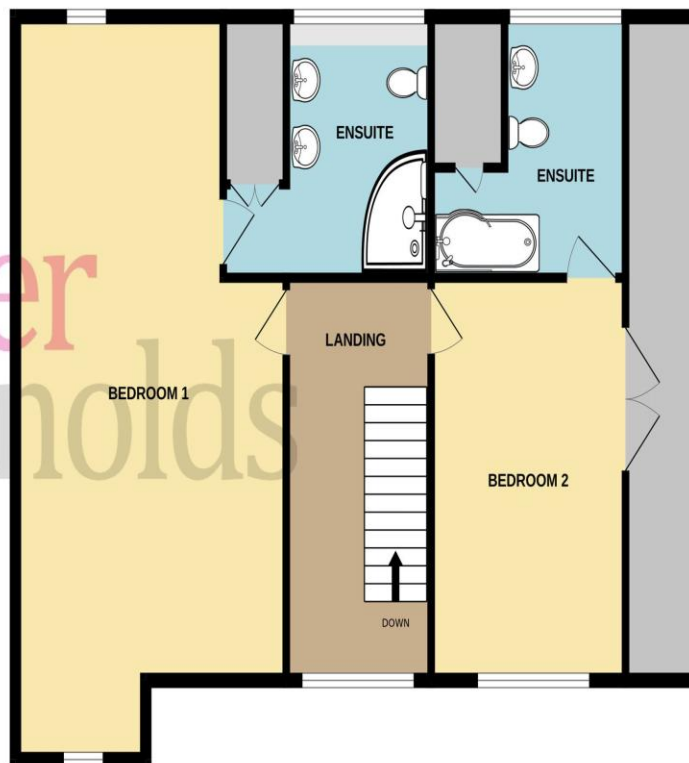
Viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
96.7 sq.m. (1041 sq.ft.) approx.



1ST FLOOR
86.3 sq.m. (929 sq.ft.) approx.



TOTAL FLOOR AREA: 183.0 sq.m. (1970 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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Entrance Hallway

Lounge

21'6" (6.55m) x 15'10" (4.83m)

Family Room

13'11" (4.24m) x 10'2" (3.10m)

Kitchen/Diner

17'8" (5.38m) x 13'11" (4.24m)

Bedroom 3

12'10" (3.91m) x 10'9" (3.28m)

En-suite

First Floor Landing

Bedroom 1

28'11" (8.81m) x 14'0" (4.27m)
maximum

En-suite

Bedroom 2

15'1" (4.60m) x 10'1" (3.07m)

En-suite

Outside

Steps up to low maintenance rear garden mainly laid to lawn with borders stocked with mature plants and shrubs. Patio area. Workshop. Side access to front garden and driveway with parking for approx. 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

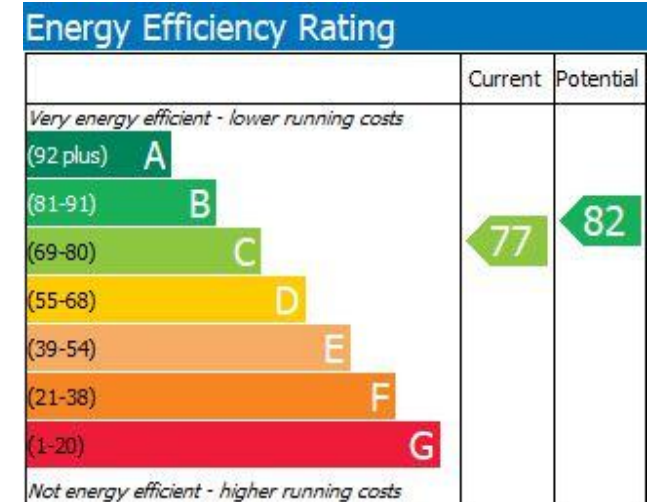
www.landregistry.gov.uk

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

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From our office proceed east towards Wrotham Heath turning immediately left into the High Street. At end turn right onto Wrotham Road. At first roundabout take 2nd exit onto London Road. At the next roundabout take 1st exit onto A20. Go past the Portobello Pub on the right hand side then take the 5th turning on the right into Hever Road. Go past the shops and at the crossroads turn left into Hever Avenue. The property can be found at the bottom of the road on the left-hand side.

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

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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.

