



4 BARROWFIELD MEWS, WEST KINGSDOWN, KENT, TN15 6EU

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 **Hillier**
Reynolds

£480,000

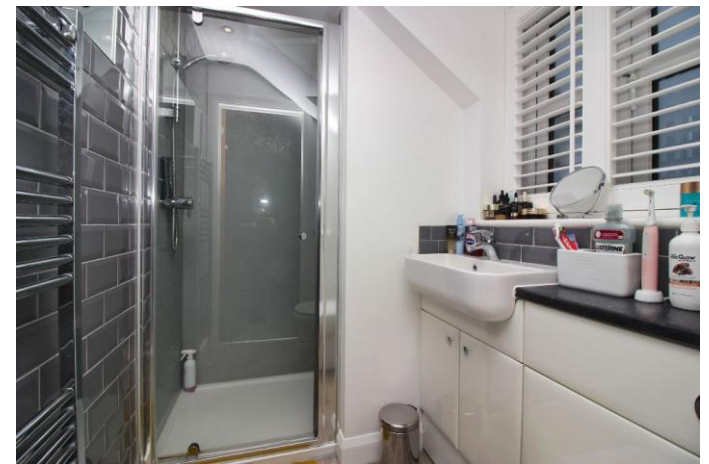
FREEHOLD

Beautifully presented three-bedroom semi-detached family home.

Master bedroom with en suite shower room.

Garage with driveway as well as allocated parking space.





We are delighted to market this beautifully presented three-bedroom semi-detached family home that is located on a small and exclusive development in West Kingsdown.

The property was built in 2019 and has been well-looked after and maintained by the current owners. As soon as you enter the home you will appreciate how light and bright the spacious entrance hall is. You will find the lounge on the right-hand side. This well-proportioned room has a large bay window which allows for plenty of natural light. The kitchen/diner is stunning with stylish and well-fitted kitchen units and integrated appliances. Bi-fold doors lead out to the fully enclosed westerly facing garden. There is a paved patio area, a lawn and a decked seating area at the rear of the garden. There is a side gate which leads out to the garage and driveway where there is parking for one car. There is an additional allocated parking space at the front of the property.

A downstairs cloakroom completes the living accommodation.

Upstairs you will find a bright and sunny landing. The master bedroom is located at the rear of the property over-looking the garden. A good selection of built in wardrobes provide plenty of storage space. There is a well-fitted and stylish en suite shower room. The second bedroom is a very generous double room which also has built in wardrobes. The third bedroom is a good-sized single room that the current owners use as a guest room/home office.

The family bathroom is tastefully fitted with a stylish white suit and there is a bath with a 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. Just a few minutes' walk will take you to the local shops. 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 highly recommended to fully appreciate this immaculate family home.

ACCOMMODATION

Hallway

W.C.

Lounge

16'8" (5.08m) x 12'8" (3.86m) reducing to 11'10" (3.61m)

Kitchen/Diner

21'3" (6.48m) x 11'0" (3.35m)

First Floor Landing

Bedroom 1

13'3" (4.04m) x 10'11" (3.33m)

En-suite

Bedroom 2

12'10" (3.91m) x 10'5" (3.18m)

Bedroom 3

10'4" (3.15m) x 6'6" (1.98m)

Bathroom

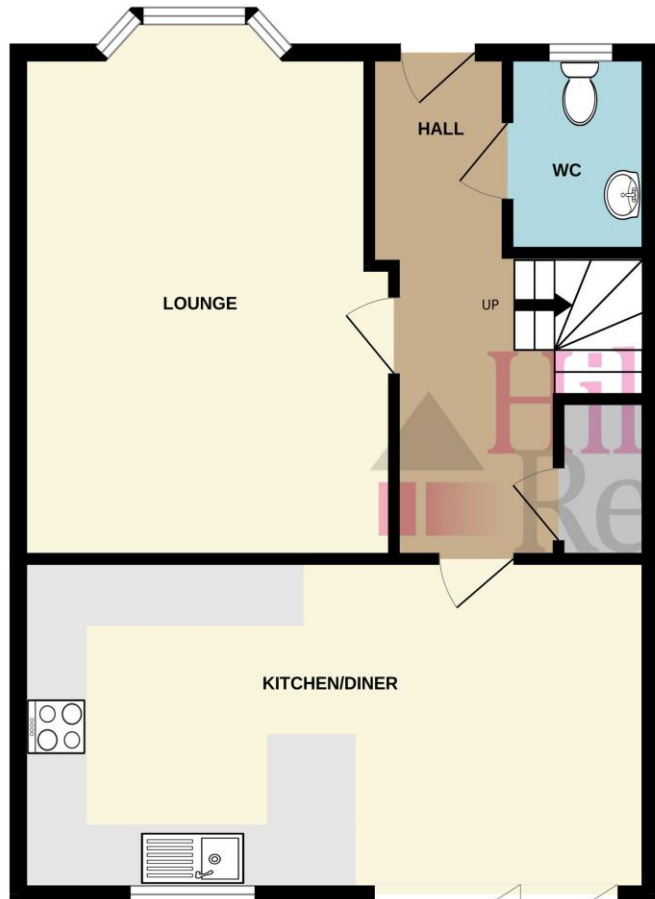
Outside

Westerly facing rear garden. Patio area. Lawn area. Rear decked patio area. Side gate leading to rear driveway for 1 car.

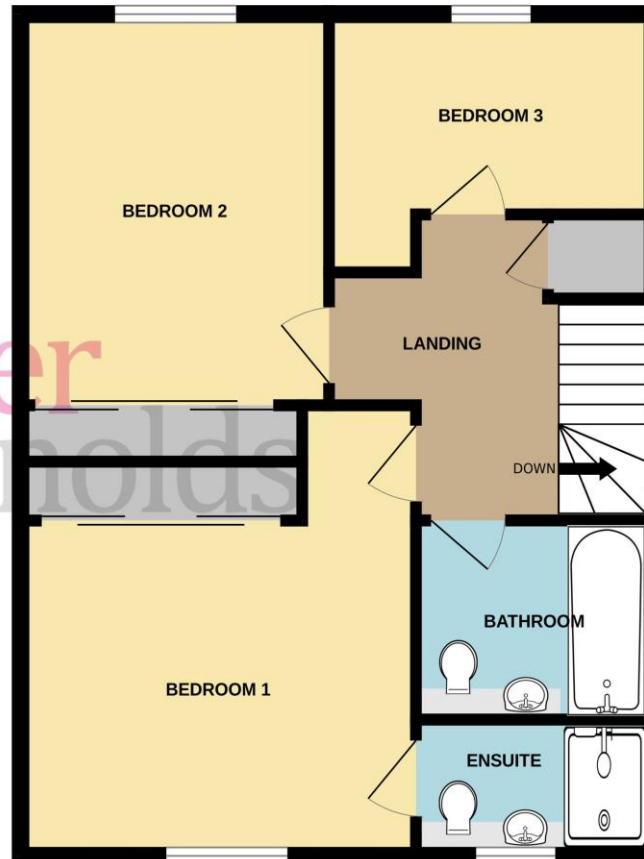
Garage - 19'2" (5.84m) x 9'3" (2.82m)

Front garden with lawn area and driveway for 1 car.

GROUND FLOOR
55.2 sq.m. (595 sq.ft.) approx.



1ST FLOOR
54.7 sq.m. (589 sq.ft.) approx.



TOTAL FLOOR AREA : 109.9 sq.m. (1183 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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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, Barrowfield Mews can be found on the left hand side just after the turning into Millfield Road 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.

