



**SUNNYSIDE, LONDON ROAD, WEST KINGSDOWN, KENT, TN15 6EJ**

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 **Hillier  
Reynolds**

£385,000

FREEHOLD

Four bedroom semi-detached chalet bungalow in need of some updating.

Flexible and versatile accommodation.

Rear garden and block paved parking area to the front. NO ONWARD CHAIN.





We are pleased to market this four bedroom semi-detached chalet bungalow that would benefit from some cosmetic internal updating. The property is located on the outskirts of West Kingsdown within easy reach of local facilities and motorway links. The property is offered for sale with NO ONWARD CHAIN.

The property has been extended by the current owners and now offers versatile and flexible accommodation depending on your requirements. The Lounge is located at the rear of the property and is a bright and spacious and well-proportioned room. There are French doors that lead out to the small and manageable rear Garden and patio area. The Kitchen has a good selection of units and work top space. There is a separate and useful Utility room.

At the front of the property you will find a double bedroom next to which is Bedroom one that is currently used as a Study. There is a separate Study adjoining the Kitchen that is currently used as a Bedroom and has a good selection of fitted wardrobes.

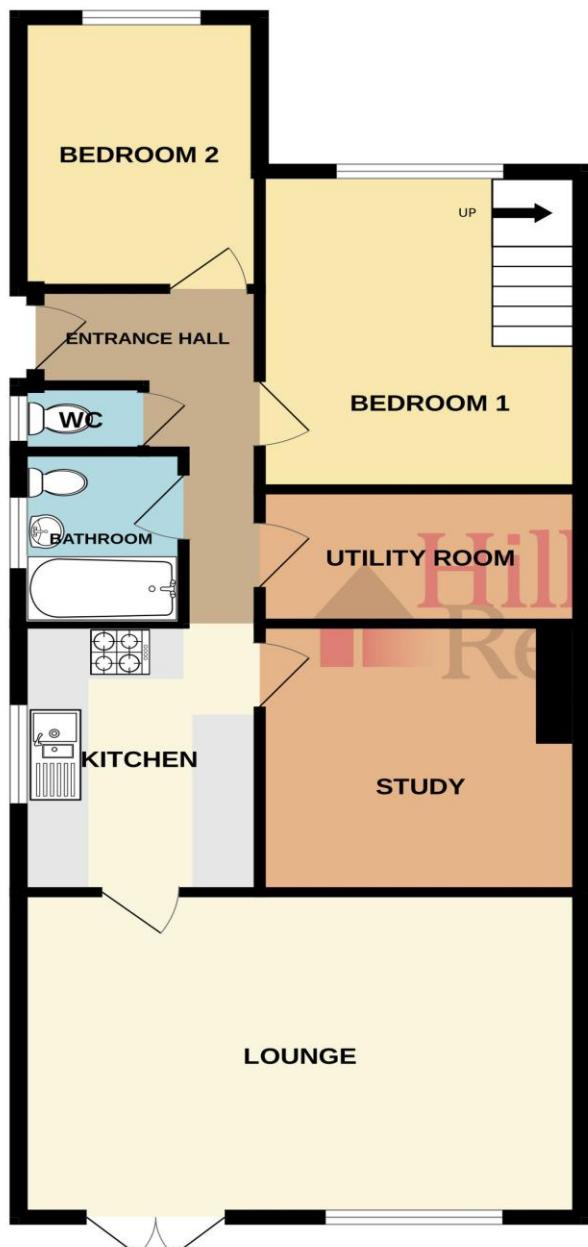
There is a Bathroom and separate W.C. which completes the ground floor accommodation.

Upstairs you will find two further double Bedrooms.

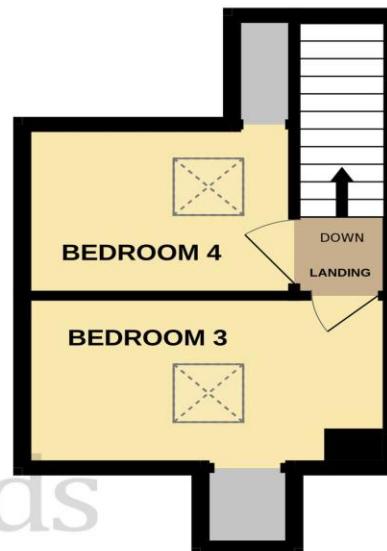
At the front of the property is a block paved hard standing area.

The property 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.

GROUND FLOOR  
73.4 sq.m. (790 sq.ft.) approx.



1ST FLOOR  
17.8 sq.m. (191 sq.ft.) approx.



# ACCOMMODATION

## Entrance Hallway

### Lounge

18'4" (5.59m) x 12'9" (3.89m)

### Kitchen

10'11" (3.33m) x 8'11" (2.72m)

### Utility Room

10'4" (3.15m) x 5'3" (1.60m)

### Bedroom 1

12'5" (3.78m) x 10'4" (3.15m)

### Bedroom 2

10'7" (3.23m) x 8'3" (2.51m)

### Bathroom

### W.C.

### Study

10'6" (3.20m) x 10'6" (3.20m)

### First Floor Landing

### Bedroom 3

12'1" (3.68m) x 6'7" (2.01m)

### Bedroom 4

8'11" (2.72m) x 6'7" (2.01m)

### Outside

Hard standing area to front.  
Rear garden comprising of patio area leading to lawn area.

TOTAL FLOOR AREA : 91.1 sq.m. (981 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 out of the high street onto the Wrotham road. At the first roundabout take the second exit onto the London Road. Take the first exit on the next roundabout staying on the London Road. Turn first exit again at the next roundabout sign posted for West Kingsdown. The property can be found on the right hand side a few hundred yards past School Lane as denoted by our For Sale board.

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)

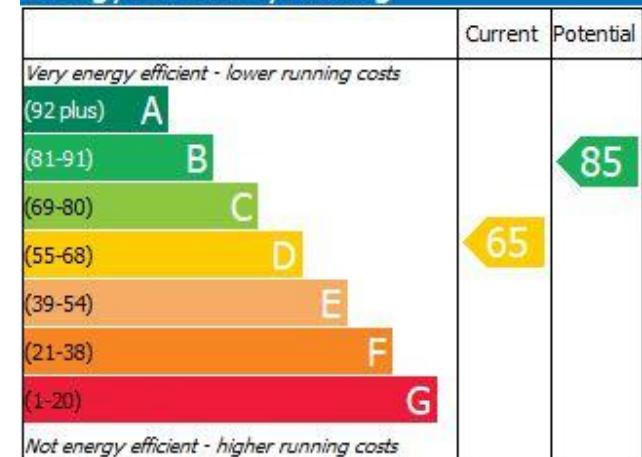
<http://list.english-heritage.org.uk>

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

## Energy Efficiency Rating



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

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