



29 HEVER AVENUE, WEST KINGSDOWN, KENT, TN15 6HE

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 **Hillier**  
Reynolds

# £475,000

## FREEHOLD

Beautifully presented three bedroom semi-detached bungalow.

Master bedroom with en suite shower room.

Driveway with parking for several cars and garage at rear. NO ONWARD CHAIN.





We are pleased to market this beautifully presented three bedroom semi-detached bungalow that is located in a popular road just a short walk from the parade of local shops. This property has been beautifully updated and extended by the current owner and is now a spacious and stylish home that can be moved straight into. The property is offered for sale with NO ONWARD chain.

The living accommodation is a bright and spacious open plan design making this a practical and sociable space in which to relax and entertain family and friends. The kitchen area is well-fitted and designed with plenty of worktop space as well as a large central Island. The area has been designed so that there is a cosy seating area with an attractive Bio Ethanol fire as a central focal point. French doors lead out to the fully enclosed low maintenance rear garden that is mainly laid to lawn. Next door to the kitchen is a useful utility room which also has direct access out to the garden.

The master bedroom is located at the front on the property and is a well-proportioned and sunny room with a well-fitted en suite shower room. The second bedroom is a generous double room with a good selection of fitted wardrobes. The third bedroom is a single room.

The family bathroom has been well-designed and has a bath as well as a separate shower cubicle.

At the front of the property you will find a large driveway with parking for several cars. There is a garage located at the rear which is accessed from the private road to the side of the property.

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  
95.0 sq.m. (1023 sq.ft.) approx.



## Hallway

## Lounge Area

16'2" (4.93m) x 10'9" (3.28m)

## Kitchen/Dining Area

19'0" (5.79m) x 18'0" (5.49m) L-Shape

## Utility Area

18'3" (5.56m) x 9'0" (2.74m) reducing to 3'0" (0.91m)

## Bedroom 1

12'8" (3.86m) reducing to 8'10" (2.69m) x 10'9" (3.28m)

## En-suite

## Bedroom 2

12'4" (3.76m) x 10'10" (3.30m)

## Bedroom 3

8'11" (2.72m) x 8'3" (2.51m)

## Bathroom

## Outside

Low Maintenance westerly facing rear garden. Mainly laid to lawn. Wooden storage shed.

**Detached Garage - 14'1" X 7'10" (2.39m)**

TOTAL FLOOR AREA : 95.0 sq.m. (1023 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 Hever Avenue. The property can be found on the left hand side 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)

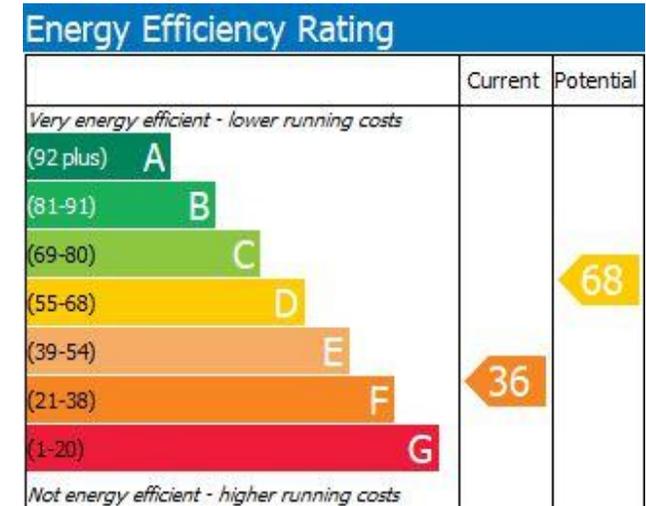
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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.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

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