



45 HEVER ROAD, WEST KINGSDOWN, KENT, TN15 6EB

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

GUIDE PRICE
£700,000-£725,000

FREEHOLD



Beautifully presented four bedroom detached house.

One Bedroom self-contained annex.

Mature garden, driveway and garage.





We are delighted to market this substantial and versatile family home that is located in a popular location within West Kingsdown just a short walk away from the parade of local shops. This well-presented detached home has four bedrooms as well as a self-contained one bedroom annex.

As soon as you enter the property you will appreciate the large entrance hall which leads through to the lounge. This is a beautifully decorated and spacious room with an open fire as a central focal point. French doors lead out to the fully enclosed mature rear garden which is mainly laid to lawn with borders stocked with pretty flowers and shrubs. There are two paved patio areas to ensure that the sunshine can be enjoyed throughout the day.

The kitchen is well-fitted with a good selection of units and work top space. The generous dining room is conveniently located next to the kitchen and can accommodate even the largest of families.

The fourth bedroom is located at the front of the property and is used by the current owner as a guest room/study. A cloakroom completes the downstairs accommodation.

Upstairs you will appreciate the light and bright sunny bedrooms. The master bedroom is incredibly spacious and has built in wardrobes providing plenty of storage space. The second bedroom is a generous double room with an en suite shower room. The third bedroom is a large single room.

The family bathroom is modern and stylish with attractive tiles and a white suite.

There is a completely self-contained one bedroom annex which has its own entrance and heating system. On the ground floor is a kitchen and access out to the garden. On the first floor is a lounge which is located at the front of the property. The bedroom over -looks the garden and there is a bathroom.

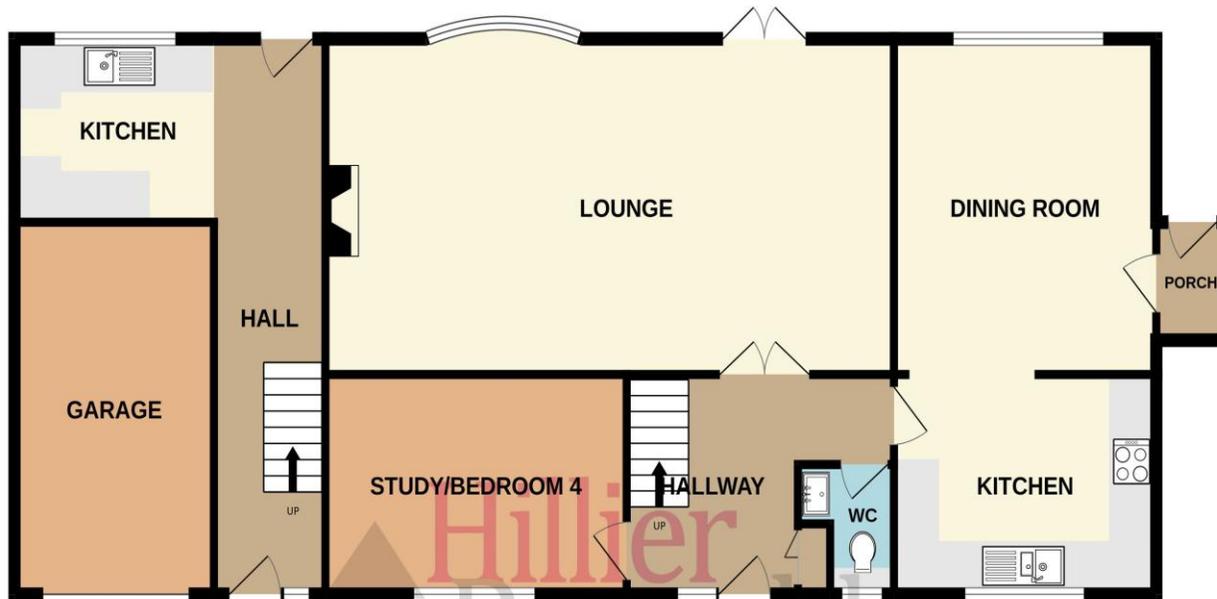
At the front of the property there is a block paved driveway with parking for two cars as well as a front garden and single garage.

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 highly recommended to fully appreciate this unusual and rarely available style of property.

ACCOMMODATION

GROUND FLOOR
124.4 sq.m. (1339 sq.ft.) approx.



1ST FLOOR
90.2 sq.m. (971 sq.ft.) approx.



TOTAL FLOOR AREA : 214.6 sq.m. (2310 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.
Made with Metropix ©2026

Hallway

Lounge

27'7" (8.41m) x 14'5" (4.39m)

Dining Room

14'5" (4.39m) x 12'9" (3.89m)

Porch

Kitchen

12'9" (3.89m) x 9'5" (2.87m)

W.C.

Study/Bedroom 4

14'8" (4.47m) x 9'6" (2.90m)

First Floor Landing

Bedroom 1

15'3" (4.65m) x 14'9" (4.50m)

Bedroom 2

13'1" (3.99m) x 12'4" (3.76m)

En-suite

Bedroom 3

8'11" (2.72m) x 8'8" (2.64m)

Bathroom

Annex

Kitchen

15'1" (4.60m) x 7'9" (2.36m)

First Floor Landing

Lounge

11'11" (3.63m) x 9'5" (2.87m)

Guest Bedroom

8'11" (2.72m) x 8'9" (2.67m)

Outside

Generous mature garden mainly laid to lawn with borders stocked with mature flowers and shrubs. Two paved patio areas. Wooden storage shed and side access to front garden, driveway and garage.

Garage - 16'10" (5.13m) x 9'8" (2.95m)



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 you will see the Library on your left hand side. Hever Road is the second turning right. Go past the shops and go straight over the junction staying on Hever Road. The home can be found on the left hand side just before Regency Close.

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

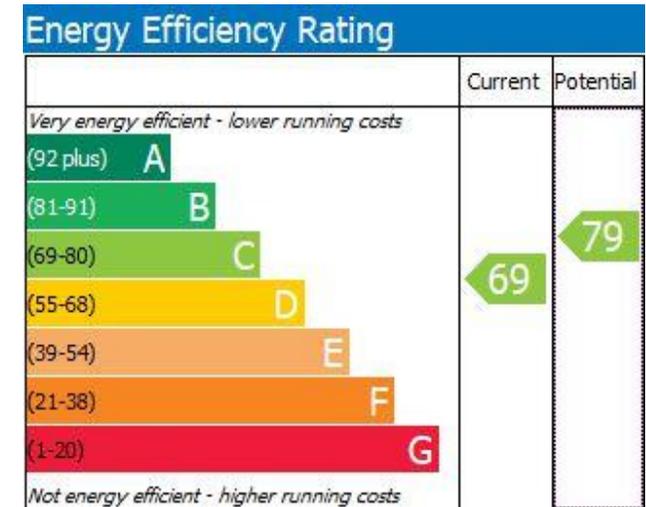
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



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

