



13 THE BRIARS, WEST KINGSOWN, KENT, TN15 6EZ

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 **Hillier**
Reynolds

£495,000

FREEHOLD

Beautifully presented 4 bedroom detached house.

Generous private and mature garden with entertaining area and summer house.

Located in a quiet cul de sac in a popular location in West Kingsdown.





This spacious and beautifully presented four bedroom detached home is located in a quiet residential cul de sac in the popular area of West Kingsdown. This delightful family home has plenty of kerb appeal and has been well looked after and maintained by the current owners.

As you enter the property you will be impressed with the light and modern interior decor. The sitting room to the left is tastefully decorated and has plenty of room for the family to relax in. There is a further reception room on the right which is used by the current owners as an office. There is an inviting window seat and this room would work perfectly as a playroom or snug for older children.

The kitchen / breakfast room has been cleverly designed so that it opens seamlessly into the large conservatory which has plenty of room for a formal dining suite as well as comfy sofas. The kitchen has been fitted to a high standard and has a large selection of cupboards and worktop space as well as integrated appliances. There is also a useful downstairs cloakroom.

As you proceed upstairs there is a light and bright landing area that gives a real feeling of space. The master bedroom overlooks the stunning and secluded garden. There are fitted wardrobes and an ensuite shower room . There are a further three bedrooms as well as a recently refitted stunning family bathroom.

This fabulous family home is completed by the large and sunny rear garden that envelopes the rear of the property and is surrounded by mature shrubs and hedges and adorned with beautiful flowering borders . The current owners have erected a gazebo to provide an entertaining and BBQ area. Tucked away in the furthest corner of the garden is a summer house that has been furnished to provide an additional family snug area.

The front of the property is as well tended as the rear with beautiful flowering borders. There is a lawned area with a driveway leading to the garage that provides parking for approximately 2 cars.

This rarely available home is offered with the benefit of no onward chain and viewing is highly recommended to fully appreciate all that this property has to offer.

ACCOMODATION

Entrance Hallway

Lounge

15'1" (4.60m) x 11'1" (3.38m)

Kitchen/Breakfast Room

22'7" (6.88m) x 8'1" (2.46m)

Conservatory

14'7" (4.45m) x 12'2" (3.71m)

Study

8'2" (2.49m) x 7'0" (2.13m)

Cloakroom

6'6" (1.98m) x 3'10" (1.17m)

First Floor

Landing

Bedroom 1

11'5" (3.48m) x 10'9" (3.28m) narrowing to 9'9" (2.97m)

En-suite

5'3" (1.60m) x 5'0" (1.52m)

Bedroom 2

9'5" (2.87m) x 8'3" (2.51m)

Bedroom 3

8'6" (2.59m) x 6'11" (2.11m)

Bedroom 4

8'7" (2.62m) x 6'11" (2.11m)

Bathroom

Outside

Beautifully kept rear garden with lawn area and a wealth of flowers, shrubs and trees. Side access to front. Personal door to garage.

Summer House

11'8" (3.56m) x 11'5" (3.48m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 you will see the Library on your left hand side. The Briars is the 6th turning left after the Library. The home can be found in the first cul de sac on the left 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.

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

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		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact CO2 Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

