



51 THE BRIARS, WEST KINGSDOWN, KENT, TN15 6EZ

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 Hillier
Reynolds

£285,000

FREEHOLD

2 bedroom terraced home with driveway and parking.

Stunning internal decor and condition.

Quiet cul de sac location near to shops.





This fabulous two bedroom starter home has been lovingly looked after by the current owners. The internal decor is modern and tasteful and will appeal to anyone looking to move straight into a property that can be enjoyed from day one. This lovely property will also suit anyone looking to downsize. Located in a quiet and sought after road this property is one of the very few in this development that now has a secure driveway behind double gates as well as an allocated parking space.

As soon as you enter the property you will notice how bright and spacious the lounge area is, the current owners have designed their furniture to ensure that there is ample space for a dining suite so that you can enjoy entertaining friends and family.

The kitchen is modern and stylish and has plenty of cupboard and work top space. The back door leads out the fully enclosed sunny rear garden that provides a perfect outside area to enjoy the sunshine. The rear of the garden is an L-shape that provides additional parking for a car or motorbike. There is a useful garden shed for storage.

Upstairs the master bedroom is decorated in neutral calming tones and has built in storage. The second bedroom is currently used as an office which is perfect if you are a home worker but is also a generous single bedroom or guest room.

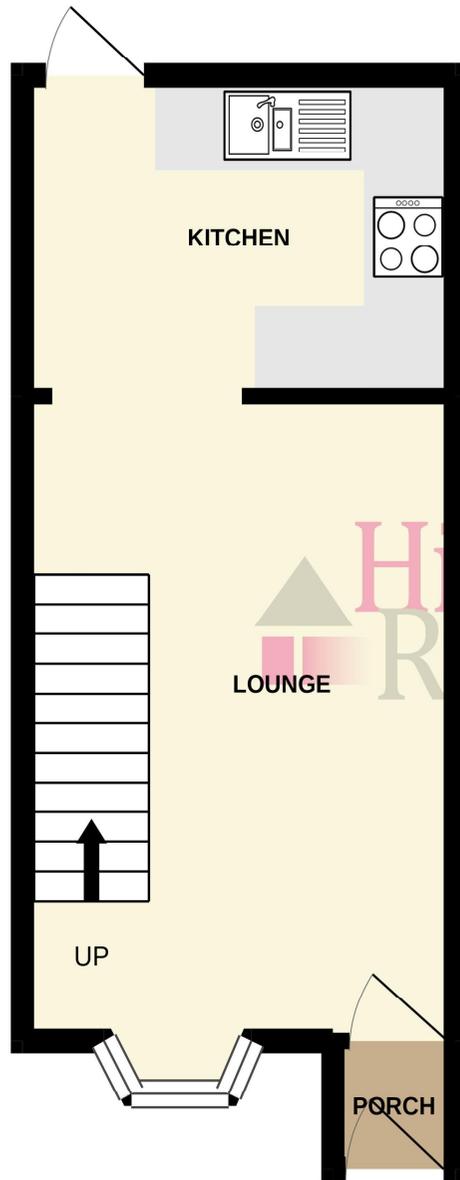
The bathroom in this property is truly stunning with a claw-foot bath and beautiful decor.

This home is found in a convenient location within West Kingsdown having the local shopping parade less than a mile away. West Kingsdown Medical Centre is a short walk away and access to the M20 motorway networks is also close by.

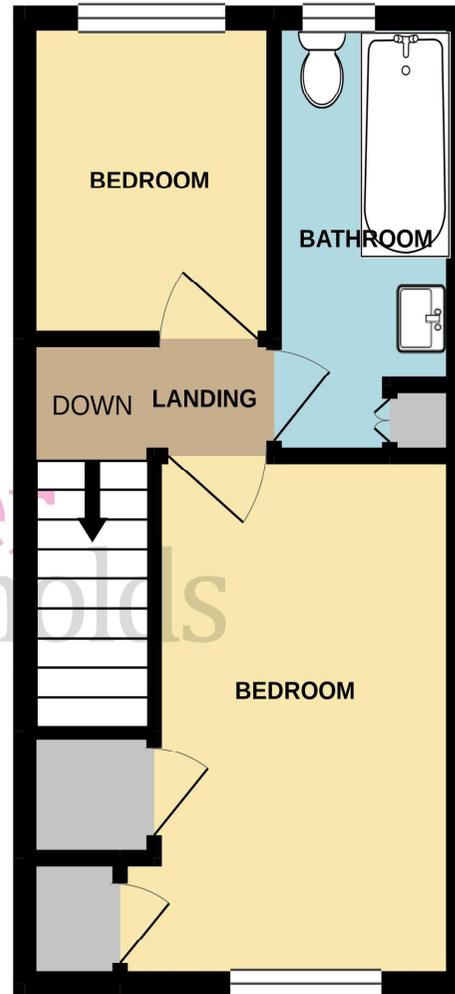
West Kingsdown is just a short drive from the popular villages of Eynsford and Shoreham with their pretty high streets and charming villages pubs.

We are expecting this property to be very popular so would advise early booking of your viewing to avoid disappointment.

GROUND FLOOR



1ST FLOOR



ACCOMODATION

Entrance Porch

Lounge

16'9" (5.11m) x 11'3" (3.43m)

Kitchen

11'2" (3.40m) x 7'8" (2.34m)

First Floor

Landing

Bedroom 1

11'4" (3.45m) x 8'8" (2.64m)

Bedroom 2

7'11" (2.41m) x 6'0" (1.83m)

Bathroom

Outside

Lovely rear garden with lawn area, patio plus flower and shrub borders. Shed to remain. Driveway for 1 car behind gates plus 1 allocated space in front of gates for 1 car.

Front garden comprising of lawn.



Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 towards West Kingsdown. When you enter West Kingsdown proceed for approximately 1 mile until you find The Briars on your left hand side. The home can be found on the right hand side and is 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		91
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact CO2 Rating

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

