



6 VIKING WAY, WEST KINGSDOWN, KENT, TN15 6DY

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

 **Hillier**  
Reynolds

£525,000

FREEHOLD

Four bedroom detached family home in sought after cul de sac location.

Recently landscaped south facing rear garden.

Off street parking and integral garage.





This spacious four bedroom detached family home is located in a popular cul de sac in the heart of West Kingsdown. The property is just a short stroll from the village shops and near to local facilities including a children's play area, medical centre and library. The M20 and M25 Motorway networks are nearby.

As you enter the home you will notice how large and bright the entrance hall is. The spacious lounge is at the front of the property and has a large window allowing for plenty of natural light. There is an attractive fireplace as a focal point of the room. The dining area is connected to the lounge and with no internal door separating these two rooms there is a real feeling of an open social family area. There are patio doors leading out to the beautiful newly landscaped rear garden. With a south facing aspect this is a wonderful area to enjoy the evening sun and entertain family and friends.

This property is beautifully presented throughout. The Kitchen is well fitted and has a good selection of cupboards and work top space. The utility room provides additional space for laundry and storage and has a door leading directly out to the garden as well as a door leading into the garage. A useful cloakroom completes the downstairs living accommodation.

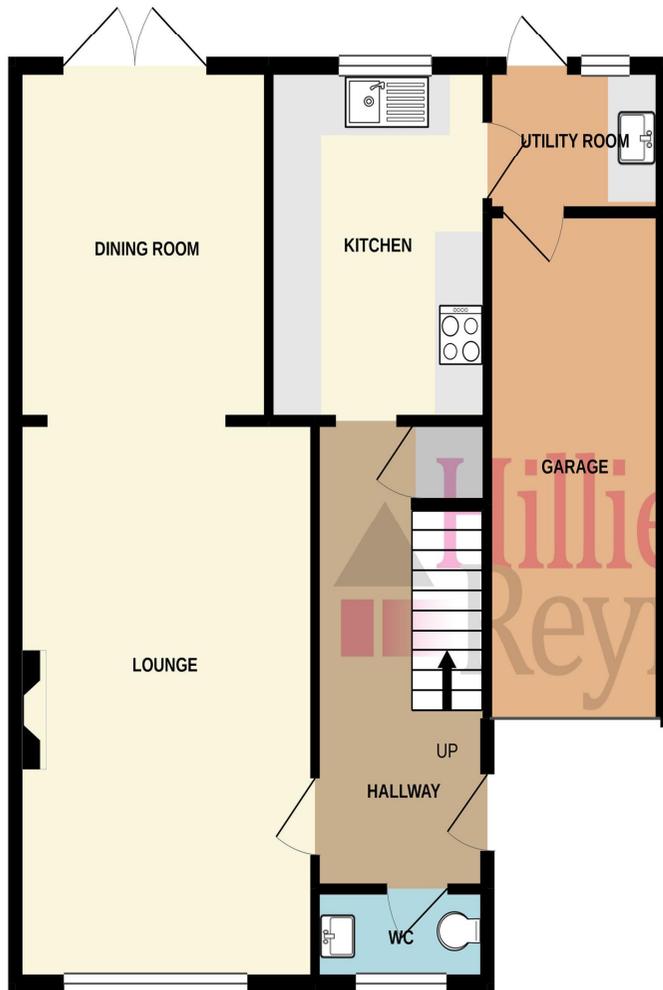
Upstairs is a bright and open landing area. All bedrooms are well proportioned and nicely presented. Three bedrooms are doubles. The master bedroom at the front of the house has a modern and well fitted en suite shower room. There are two double bedrooms at the rear of the property that overlook the garden. These rooms are very light and bright and benefit from the south facing aspect. The fourth bedroom is used by the current owners as a home office and provides plenty of space for anyone who now finds themselves working from home. The family bathroom is spacious and in good order.

At the front of the property is a paved driveway and provides off road parking for approx 2/3 cars.

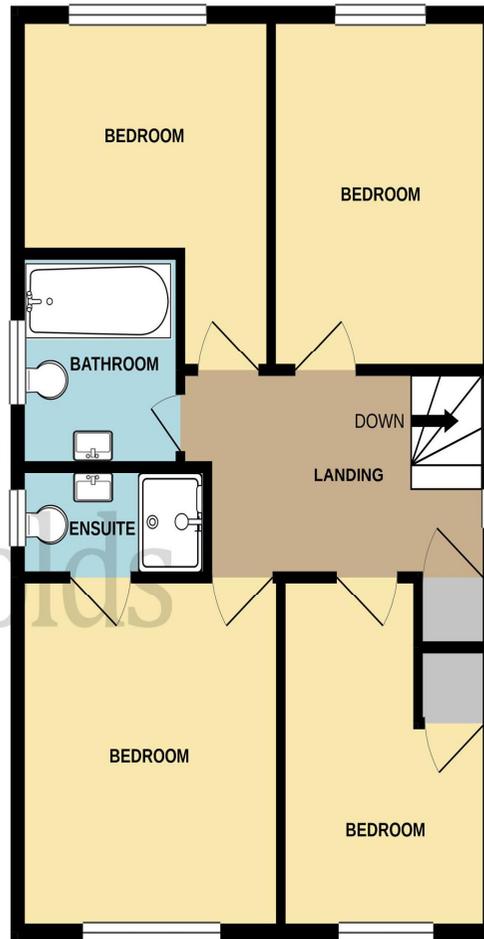
This property will suit anyone looking for that next step on the property ladder and viewing is highly recommended to fully appreciate the spacious feel of the property and the convenience of the location within the village.

# ACCOMODATION

GROUND FLOOR



1ST FLOOR



## Entrance Hallway

## Cloakroom

## Lounge Area

18'09" (5.71m) x 12'07" (3.84m)

## Dining Area

11'9" (3.58m) x 10'07" (3.23m)

## Kitchen

11'08" (3.56m) x 9'0" (2.74m)

## Utility Room

7'03" (2.21m) x 4'10" (1.47m)

## First Floor

## Landing

## Master Bedroom

11'09" (3.58m) x 10'11" (3.33m)

## En Suite

7'11" (2.41m) x 2'0" (0.61m)

## Bedroom

11'11" (3.63m) x 10'05" (3.17m)

## Bedroom

11'11" (3.63m) x 9'03" (2.82m)

## Bedroom

11'08" (3.56m) x 8'08" (2.64m)

## Bathroom

6'11" (2.11m) x 6'03" (1.91m)

## Outside

**Integral Garage - 16'08" (5.08m) x 7'10" (2.39m)**

South facing rear garden recently landscaped . Patio area with small steps leading to lawn area.  
Front of property has a driveway with parking for approx 2/3 cars.

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 Road. After the shopping parade turn left into Hever Avenue. Take the second turning on your right into Viking Way . The property can be found on the right hand side.

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)

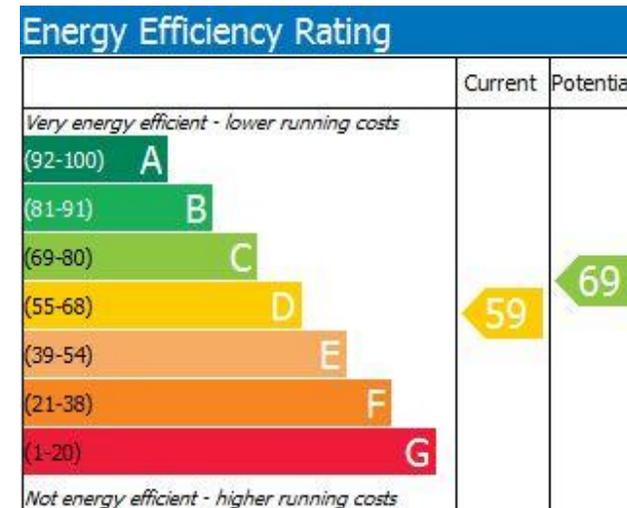
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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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