



8 OAKLANDS CLOSE, WEST KINGSDOWN, KENT, TN15 6EA

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 **Hillier**
Reynolds

£499,995

FREEHOLD

Four bedroom semi detached chalet bungalow on generous corner plot.

Beautifully presented throughout. Upstairs shower room as well as downstairs bathroom.

Detached garage and off street parking for multiple cars.





We are delighted to market this substantial semi detached chalet bungalow that is situated on a generous corner plot in a sought after cul de sac. This property offers spacious and flexible living accommodation as well as a beautiful established wrap around garden, detached garage and an enviable amount of off street parking.

As soon as you arrive at the property you will appreciate that this home has been well maintained by the current owners. The kitchen has been beautifully designed and fitted with high quality units and worktops as well as fully integrated appliances. There is a large selection of cupboards providing plenty of storage space. The property flows very naturally through to the open plan dining area and lounge. There is direct access to the garden through the kitchen as well as french doors from the dining area directly onto the sunny patio area. The garden is mature and well planted with a wonderful selection of shrubs and flowers. The fully enclosed garden wraps around the property and has two seating areas ensuring that sunshine can be enjoyed throughout the day.

The lounge is spacious and welcoming and has a feature fireplace with an open fire as the focal point of the room. There are two downstairs bedrooms at the property, a large and well presented double room as well as a further bedroom that is used by the current owners as a snug but would also make a lovely office for anyone looking to work from home. A modern and well fitted bathroom complete the downstairs living space.

Upstairs are two light and well proportioned double bedrooms as well as a charming modern shower room. Through the master bedroom is a very useful loft storage room.

The home is found in a convenient location within West Kingsdown having the local parade of shops just a short walk away. For getting further afield West Kingsdown is a hub for motorway connections. 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.

We are expecting a high level of interest in this beautifully maintained and presented family home so early viewing is highly recommended.

GROUND FLOOR



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ACCOMODATION

Entrance Porch

Entrance Hallway

Lounge

19'03" (5.87m) x 10'10" (3.30m)

Kitchen

23'05" (7.14m) x 8'11" (2.72m)

Dining Area

13'01" (3.99m) x 8'11" (2.72m)

Bedroom

10'06" (3.20m) x 9'11" (3.02m)

Bedroom/Snug

10'09" (3.28m) x 9'11" (3.02m)

Bathroom

6'03" (1.91m) x 5'08" (1.73m)

First Floor

Landing

Master Bedroom

14'02" (4.32m) x 11'01" (3.38m)

Bedroom

12'07" (3.84m) x 11'03" (3.43m)

Loft Storage Room

9'10" (3.00m) x 8'11" (2.72m)

Shower Room

6'01" (1.85m) x 4'09" (1.45m)

Outside

Generous wrap around enclosed rear garden mainly laid to lawn and two patios providing seating and entertaining areas. Mainly laid to lawn with mature stocked flower borders . Side access leading to :

Garage

19'03" (5.87m) x 7'08" (2.34m) . Pretty front garden and block paved driveway providing parking for multiple cars.



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 first turning on your right into Oaklands 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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

For more information or to arrange an appointment to view, please contact us on:

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