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 **Hillier**  
Reynolds

# £490,000

## FREEHOLD

Four bedroom detached family home with garage and off street parking.

Large master bedroom with en suite shower room.

Semi rural location within easy reach of M20/M25 motorway links.





We are delighted to bring to the market this four bedroom detached family home. Located in a popular area in West Kingsdown and within a short walk of the primary school this property will be perfect for any young family looking for that next step on the ladder. This is a spacious and well balanced property with generous downstairs living accommodation. As soon as you arrive at the property you will appreciate that this is an attractive house with plenty of off street parking as well as a garage that is large enough for a car as well as providing useful storage space.

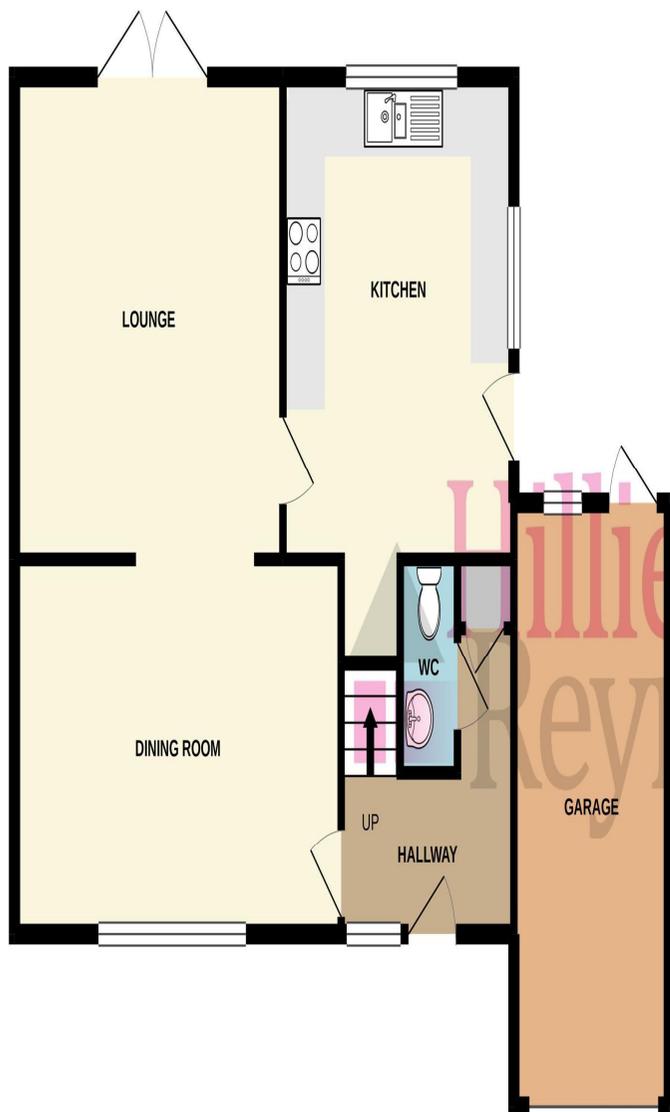
On entering the property there is a downstairs cloakroom as well as a large cupboard that provides that all important storage for coats and shoes. The open plan lounge and dining room provides a real feeling of space and light but also feels that there is a definite separation between the two rooms that could, if required, be totally separated by the addition of double doors. With french doors leading directly out to the garden there is a real feeling of the inside and outside of this home merging together. The kitchen is spacious with room for a dining table so that this can be used as a sociable room for the family to gather and catch up at the end of the day. There is a good selection of cupboards and work top space as well as a large under stairs cupboard offering further storage space. There is a back door that leads out to the garage and the garden.

The garden is fully enclosed and surrounded by trees and planted borders. There is a patio area that runs along the rear of the property . The garden feels secluded and not overlooked .

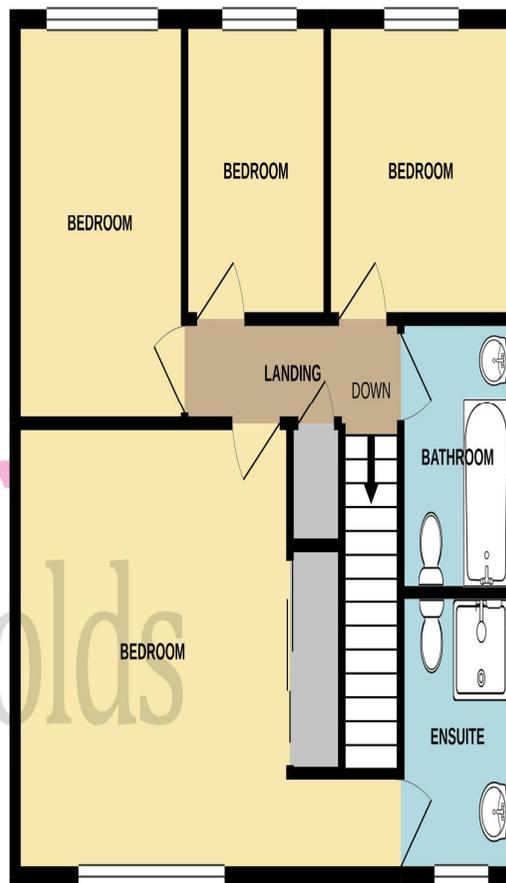
Upstairs the master bedroom is an incredibly large room with fitted wardrobes and lots of natural light. There is an en suite shower room which is so important for modern day living. There are a further two double bedrooms at the rear of the property overlooking the garden as well as the fourth bedroom which is a generous single room . The family bathroom is well fitted and has shower over the bath .

The location offers convenience being just a few minutes drive to the local shopping parade but within walking distance of a small convenience shop. West Kingsdown Medical Centre & Library is also near by and access to the M-20 motorway networks is close-by also.

GROUND FLOOR



1ST FLOOR



## ACCOMODATION

### Entrance Hallway

### Cloakroom

### Lounge Area

14'01" (4.29m) x 13'05" (4.09m)

### Dining Area

17'0" (5.18m) x 10'08" (3.25m)

### Kitchen

13'03" (4.04m) x 12'01" (3.68m)

### First Floor

### Landing

### Bedroom 1

14'07" (4.45m) x 12'06" (3.81m)

### En suite shower room

9'02" (2.79m) x 7'08" (2.34m)

### Bedroom 2

11'07" (3.53m) x 8'11" (2.72m)

### Bedroom 3

9'06" (2.90m) x 8'01" (2.46m)

### Bedroom 4

8'07" (2.62m) x 7'05" (2.26m)

### Bathroom

7'10" (2.39m) x 6'0" (1.83m)

### Outside

**Garage** -17'04" (5.28m) x 8'02" (2.49m)

Rear garden with mature planted borders laid to lawn with paved patio area.

Small front garden comprising of lawn area and border. Paved driveway with parking for approx 3/4 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 at the Portobello pub into Fawkham Road. The property can be found on the right just before the parade of shops.

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)

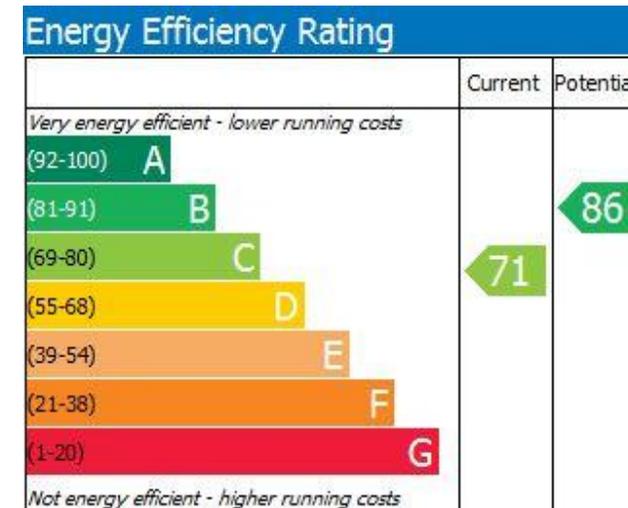
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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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