



54 NEAL ROAD, WEST KINGSDOWN, KENT, TN15 6DG

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 **Hillier**  
Reynolds

# £450,000

## FREEHOLD

Four bedroom semi-detached chalet bungalow with detached garage and off road parking.

Large garden of approx 110ft with easterly facing aspect.

Convenient position having the shopping parade only 1/3 of a mile away.





We are delighted to bring to the market this four bedroom semi detached chalet bungalow. Located in a popular road in West Kingsdown within easy walking distance of the parade of local shops and main bus routes.

This family home offers spacious and flexible accommodation. As you enter the property there are two double bedrooms at the front of the property, one with a range of built in wardrobes offering plenty of storage space. The lounge is a wonderful well proportioned and bright room with large windows looking over the garden and patio area.

The kitchen/diner and utility area is a large open plan space perfect for entertaining and is the real hub of the home. Although open plan in design there are three specific sections to the room. The dining area is large enough for a dining suite to accommodate all the family, the kitchen has a good selection of units and work top space and the extra room in the utility area is a real bonus. There is a back door leading out to the garden, garage and carport.

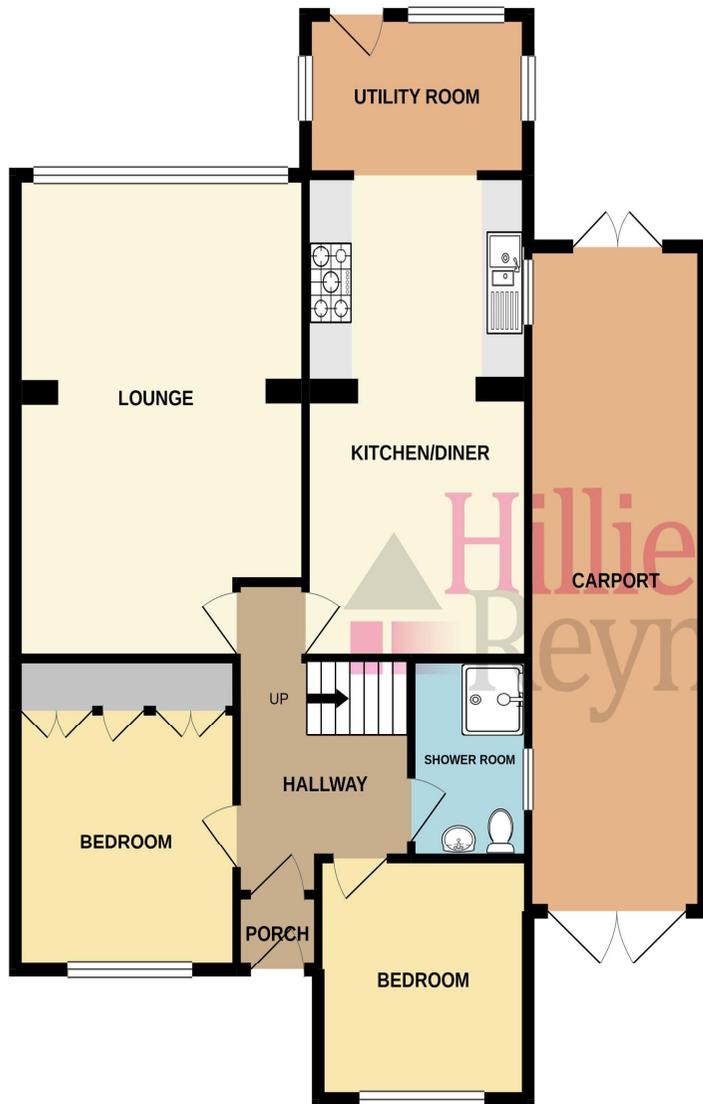
Completing the downstairs accommodation is a modern and well fitted shower room.

Upstairs is the master bedroom which enjoys views overlooking the garden. There is an additional bedroom that the current owner uses as a home office, perfect for anyone who is now looking to work from home. There is also a bathroom .

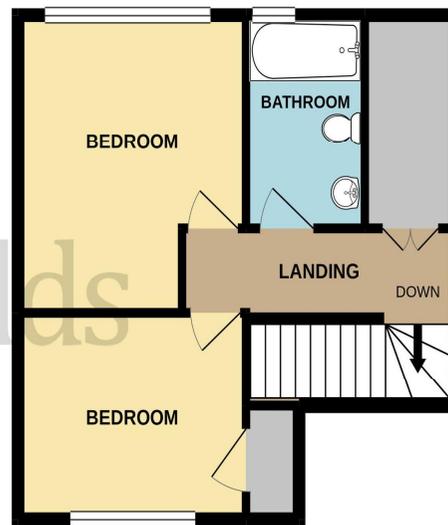
The garden at this property is approximately 110ft and enjoys an east facing aspect. This is a wonderful outside space for children to enjoy and for keen gardeners to really get their teeth into. The garden is mainly laid to lawn and has borders with flowers and mature shrubs. There is an ornamental pond as well as two garden sheds. The detached garage is ideal for using as a workshop or storage area. To the side of the property is a fully enclosed car port. There are double doors to the front and rear so that the garage can be accessed for bicycles or motorbikes.

The location is incredibly convenient being a short walk away from West Kingsdown shopping parade that has a variety of shops and the M-20/M-25 motorway networks are also found close-by.

## GROUND FLOOR



## 1ST FLOOR



# ACCOMODATION

## Entrance Porch

## Entrance Hallway

## Lounge

20'03" (6.17m) x 13'07" (4.14m)

## Kitchen/Diner/Utility

25'07" (7.80m) x 9'10" (3.00m)

## Bedroom

10'04" (3.15m) x 10'02" (3.10m)

## Bedroom

9'10" (3.00m) x 9'08" (2.95m)

## Shower Room

## First Floor

## Landing

## Bedroom

12'0" (3.66m) x 10'09" (3.28m)

## Bedroom

10'07" (3.23m) x 8'04" (2.54m)

## Bathroom

## Outside

Large easterly facing garden of approx 110ft . Mainly laid to lawn with mature flower beds. Ornamental pond and two garden sheds.

Lawn area to front with driveway for approx 3 cars leading to:

## Garage

17'9" (5.41m) x 11'2" (3.40m)

## Car Port

26'09" (8.15m (26'8") x 8'03" (2.51m)

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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## 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)

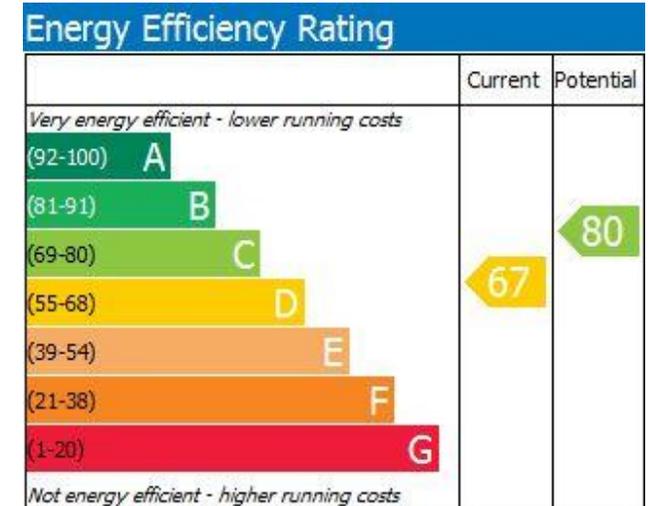
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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.lpac.co.uk](http://www.lpac.co.uk) (for listed homes)



## Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 towards West Kingsdown. Once in West Kingsdown turn right onto Hever Road. Take the 2nd left into Neal Road. The home can be found on the right hand side.

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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)

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.

