

20 PHELPS CLOSE, WEST KINGSDOWN, KENT, TN15 6DN

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

Hillier Reynolds

£595,000

FREEHOLD

Beautifully presented four bedroom semi-detached chalet bungalow.

Double garage and off road parking for multiple vehicles.

Fully enclosed rear garden.
NO ONWARD CHAIN.







The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK





We are pleased to market this beautifully presented and spacious four-bedroom semi-detached chalet bungalow. The property is located in a sought after close within easy walking distance of the local shops.

The current vendors have owned this property for many years and have updated and maintained the home to a high standard. As soon as you enter the property you will appreciate the light and bright entrance hall which leads through to the beautifully designed modern kitchen. There is a large central island with electric hob. There is a good selection of cupboards and drawers providing plenty of storage space. French doors lead out to the beautifully maintained rear garden and patio area which is perfect for summer entertaining. The garden is mainly laid to lawn and has flower borders stocked full of mature flowers and shrubs. There are two wooden storage sheds as well as rear access to fields behind the property. There is access directly into the double garage as well as side access to the front of the property which has a large block paved driveway providing parking for multiple vehicles.

From the kitchen, double doors lead through to the well-proportioned lounge and dining room. The lounge overlooks the garden and has French doors leading directly onto the patio. The dining room is open plan which means this is a sociable and spacious entertaining and relaxing area and therefore offers flexible living accommodation which can be adapted to suit your own needs.

You will find two bedrooms on the ground floor. Bedroom three is a good sized double room which is located at the front of the property and has a good selection of built-in wardrobes. Bedroom four is used by the current owners as a storage room but is a generous single room. This would make a wonderful office for anyone working from home.

A spacious bathroom completes the ground floor accommodation.

Upstairs, the neutral and tasteful decor continues. The master bedroom is light and bright and overlooks the garden. There is a built in wardrobe and a 'Jack & Jill' bathroom which can also be accessed from the landing.

The second bedroom which is located at the front of the property is a spacious double room with two large windows providing plenty of natural light. There is a built-in wardrobe providing further storage.

The home is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short drive away. Just a few minutes' walk will take you to the local shops as well as the West Kingsdown Medical Centre & Library. For motorway connections access to 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.

This property is offered for sale with NO ONWARD CHAIN.



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.
Made with Metropix ©2023

ACCOMMODATION

Entrance Hallway

Reception Hall
10'6" (3.20m) x 8'10" (2.69m)

Dining Room
16'8" (5.08m) x 9'10" (3.00m)

Lounge
12'5" (3.78m) x 9'6" (2.90m)

Kitchen/Breakfast Room
18'0" (5.49m) x 11'8" (3.56m)

Bedroom 3
13'8" (4.17m) x 8'0" (2.44m)

Bedroom 4
10'10" (3.30m) x 6'10" (2.08m)

Bathroom

First Floor Landing

Master Bedroom
12'0" (3.66m) x 11'9" (3.58m)

Bedroom 2
18'5" (5.61m) x 10'7" (3.23m) max measurement L-shape

Bathroom

Outside
Fully enclosed rear garden mainly laid to lawn with flower beds stocked with mature shrubs and plants. Patio area . Two wooden storage sheds. Side access to front driveway with parking for multiple cars.

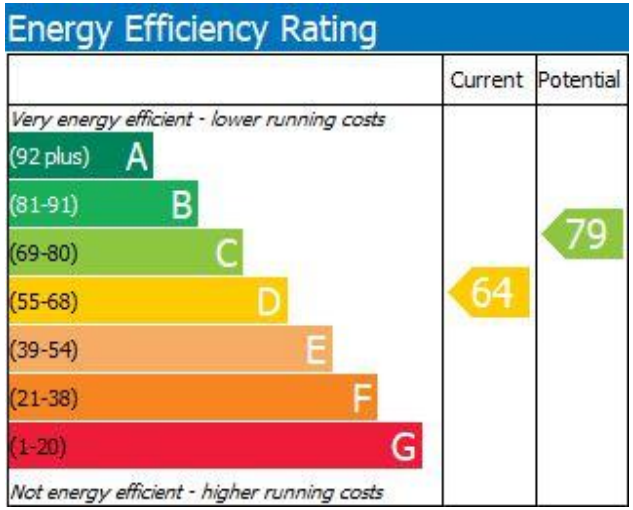
Double Garage - 18'9" (5.72m) x 18'6" (5.64m)



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)



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 you will see the Library on your left hand side. Approximately a 1/2 mile further on your right hand side is Hever Road. Take the 2nd left into Neal Road and then 2nd left into Phelps Close. 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
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.








20