KINGS

7 Hever Wood Road

West Kingsdown, TN15 6HL Freehold

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Price Guide £450,000

This Chain Free three bedroom semi-detached house is set in the popular village of West Kingsdown with a larger than average garden and the added benefit of backing onto farmland.

Overview

- Guide price £450,000-£475,000
- Chain free
- Three bedrooms semi-detached family home Chain free
- Open plan double reception
- Kitchen/breakfast room
- Shower room with seperate WC
- Large garden with a private aspect backing onto farmland
- Garage & driveway
- Close to local amenities
- Viewing recommended

Property Description

This three bedroom semi is set in the popular village of West Kingsdown and has a larger than average garden with the added benefit of backing onto farmland. The property is offered for sale in good decorative order and benefits include a large lounge leading down to a dining room, a delightful kitchen and upstairs there are three good size bedrooms, shower room and separate w.c. There is a garage to the side with driveway. To the rear there is decking and a terraced area, a large area of lawn with mature trees and excellent views over the farmland and beyond. Other benefits include double glazing, gas fired central heating and further off road parking to the front.

Location
West Kingsdown is a semi rural location. The nearest railway station is Eynsford which is 2.4 miles away from the property. The nearby village of Borough Green, located about 5.5 miles away, offers a wide array of amenities, including a variety of shops, restaurants, cafes and takeaway options and The Reynolds Retreat Country Club. The mainline station in Borough Green provides fast services to Victoria, London Bridge and, Charing Cross. The M25, A20, and M20 are just a short drive away giving you easy access to the whole of London. Bluewater is only 11 miles away.

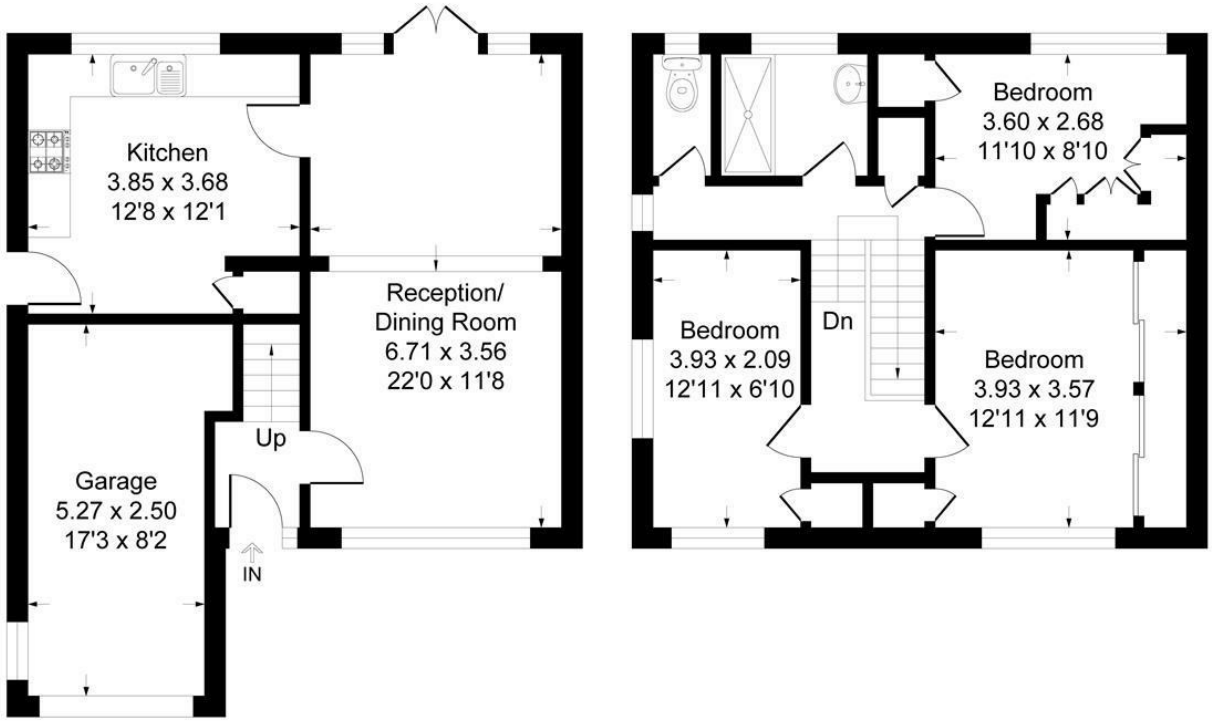
Viewing Arrangements
Viewings are strictly by appointment only via Kings.

Directions
From our Borough Green office: Head north towards Western Rd/A227, turn right onto Western Rd/A227, continue to follow A227, at the roundabout, take the 2nd exit onto London Rd/A20, at the roundabout, take the 1st exit and stay on London Rd/A20, at the roundabout, take the 1st exit and stay on London Rd/A20, turn right onto Hever Ave, turn right onto Hever Wood Rd, destination will be on the right. what3words location finder: ///area.taken.first

Property Information
Mains gas, electricity, water and drainage. Sevenoaks Council. Council Tax Band E. EPC rated C

Hever Wood Road, TN15

Approximate Gross Internal Area 92.8 sq m / 999 sq ft
Garage = 13.6 sq m / 147 sq ft
Total = 106.4 sq m / 1146 sq ft



Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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