



8 Hever Wood Road West Kingsdown

- Well Presented
- Semi Detached Bungalow
- Three Bedrooms
- Large Fitted Kitchen/Diner
- Conservaory
- Wet Room & En Suite
- Integral Garage

Price Guide
£415,000



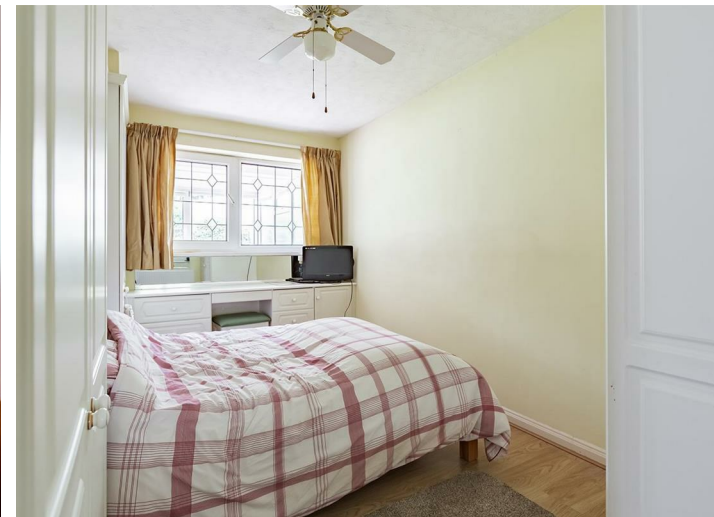


PRICE RANGE: £415,000 - £420,000 Are you looking for somewhere that has versatile accommodation and potential! This deceptively spacious semi detached bungalow will fall into this category, the accommodation includes: entrance hallway with access to large loft space, large fitted kitchen/breakfast room, good size lounge, bedroom with ensuite, two further bedrooms, wet room, large conservatory.

The rear garden are lovely, mainly laid to lawn with a fabulous spacious summer house with more gardens behind, to the front there is an integral garage and driveway with plenty of off road parking.

A very versatile semi detached bungalow with generous living accommodation, the accommodation includes: great reception hallway, a lovely bright living room with double glazed patio doors to front, fabulous fitted kitchen/diner being a great size with a sun room/side lobby leading to garden, there is a beautifully finished wet room, three bedrooms, main bedroom with further large ensuite shower room.

The rear gardens are well nurtured and include a lawn with mature shrubs and flower borders leading to a great outdoor summerhouse with further gardens behind. To the front there is an integral garage with lots of off road parking.





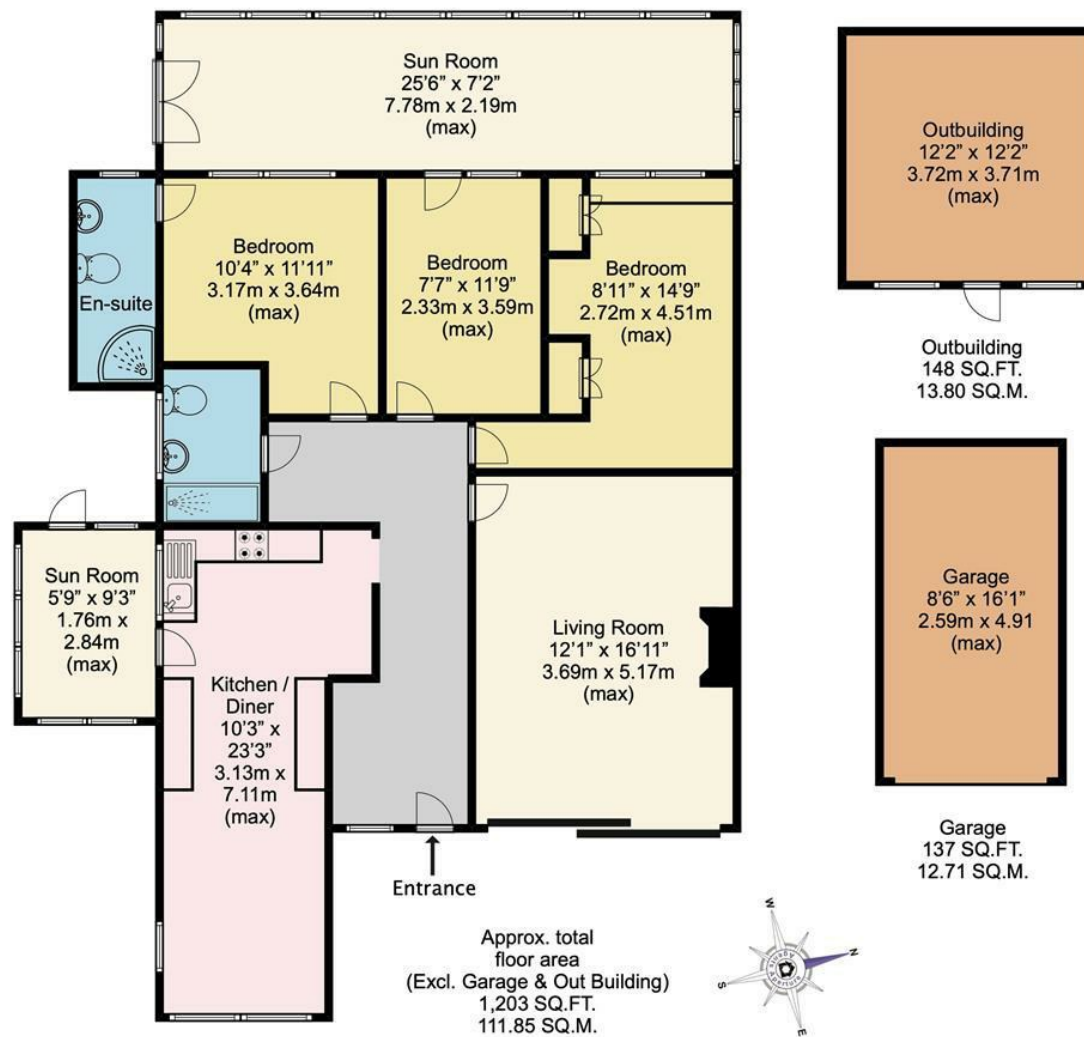
In our opinion this has great potential with further possibilities to make the property even larger.

The property is located in a popular road and a convenient location within West Kingsdown. For motorway connections access to the M20, A20 and M26 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. London Golf Club is within close proximity.

Council Tax Band: D

Fixtures and fittings by arrangement other than those mentioned.





Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked.

Buyers are strongly advised to take their own measurements and compass bearing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		77
81-91 B		
69-80 C	65	
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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