



The Green

School Lane | West Kingsdown | TN15 6JW



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School Lane, West Kingsdown, TN15 6JW

Asking Price £425,000

Freehold

Located on the periphery of an area of outstanding natural beauty with amazing walks is this immaculately presented period cottage. Having been meticulously refurbished to create a modern open plan living space with all important cloakroom to the ground floor and 2 fabulous bedrooms and luxurious bathroom to the first floor. Outside is a wonderful 100 foot plus rear garden, a blank canvas to create your dream space, whilst to the front is off street parking.

Benefitting from:

- Recently Refurbished
- 2 Double Bedrooms
- Amazing 1st Floor Bathroom
- 8m x 5m Open Plan Living Space
- Ground Floor Cloakroom
- Off Street Parking
- Great for Access to M25, M20 and A20
- Council Tax: C
- EPC Rating: C



Accommodation

Open Plan Living Space 8.22m x 5.14m (27' x 16'10")
Comprising living, dining and kitchen areas.

Living Area Double glazed bay window to front.
Modern 'School' style radiator. Stairs to first floor.

Dining Area Double glazed French doors to garden.
Modern 'School' style radiator.

Kitchen Area Double glazed window to rear. Range of matching wall and base cabinets with countertop over with inset sink/drain and electric hob. Integrated oven and extractor, dishwasher, washing machine, fridge and freezer.

Cloakroom Low level wc. Wash basin.

First Floor landing Access to bedrooms, bathroom and loft.

Bedroom One 4.21m x 3.79m (13'10" x 12'5") Double glazed window to front. Modern 'School' style radiator. Large walk in wardrobe.

Bedroom Two 3.76m x 2.98m (12'4" x 9'9") Double glazed window to rear. Modern 'School' style radiator.

Bathroom 2.61m x 2.0m (8'7" x 6'7") Opaque double glazed window to rear. Enclosed panelled bath with modern 'Crittall' style shower screen. Vanity wash basin. Low level wc. Modern heated towel rail.

Exterior

Rear Garden Offering an amazing 37m (120') laid to seed grass lawn with potential to create your ultimate outside space. Composite deck. Gated pedestrian access.

Front Garden Block paved to create off street parking.





Additional Information

Being an EPC Rating C, we are working with the Mortgage Advice Bureau to present exclusive rates for energy efficient property with the average saving being £65 per month. Please call to enquire how you can benefit.

Refurbishment has included

Insulation throughout, walls, floor and roof space.

Wiring

Plumbing, including contemporary radiators and combination boiler.

Kitchen with integrated appliances

Bathroom with modern/classic finish.

Plastering

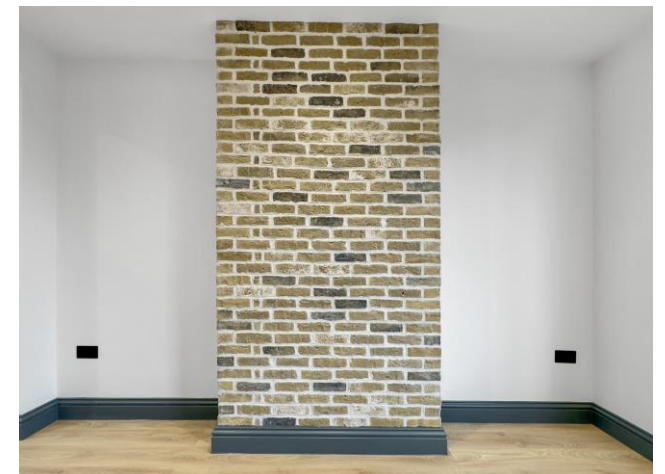
Flooring

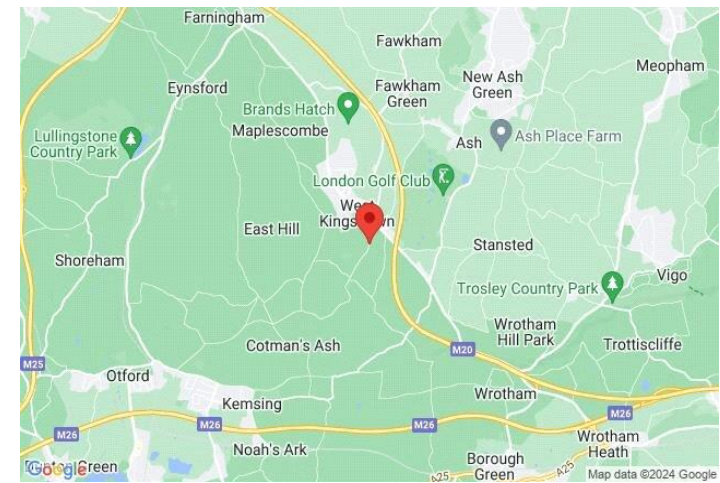
Driveway

Levelled garden - Seeded for real grass lawn.

Council Tax - C

EPC Rating - C





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

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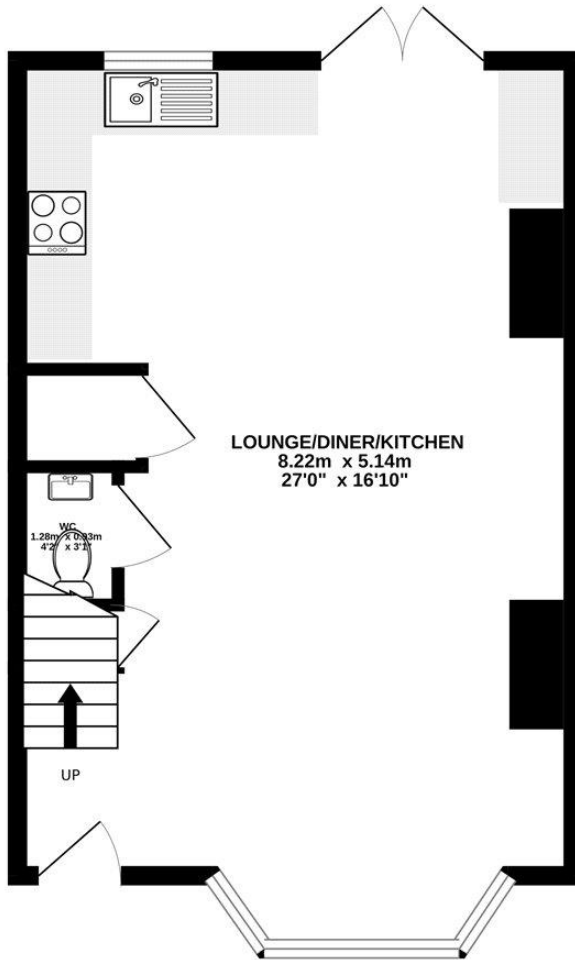
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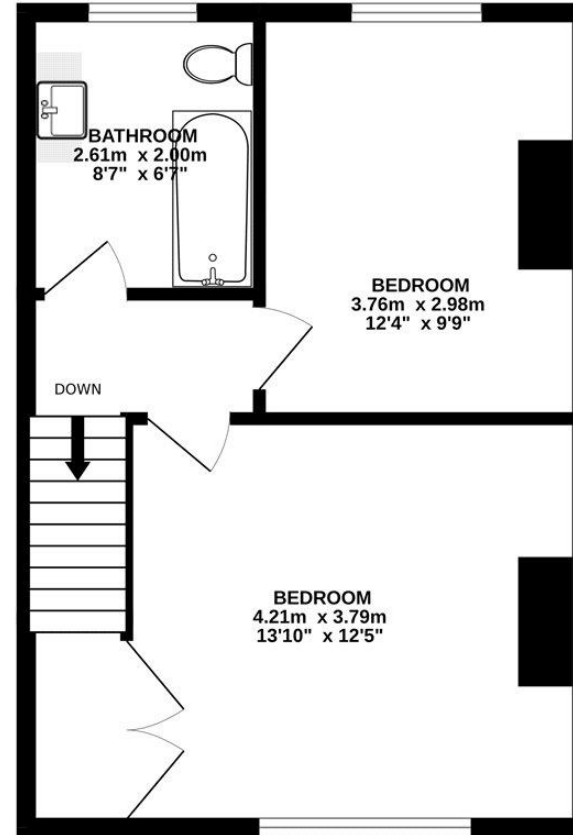
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ROBINSON-JACKSON

GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA : 76.7 sq.m. (826 sq.ft.) approx.

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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