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**20 Chestnut Close, Ulcombe, Maidstone, Kent. ME17 1EA.**

**£295,000 Freehold**

## Property Summary

"As soon as I walked in the door I could see this home had so much potential". - Matthew Gilbert, Senior Branch Manager.

Available to the market within this popular village of Ulcombe is this three bedroom semi detached home located within a useful cul-de-sac position.

In need of some updating throughout this is a great opportunity to put your stamp on a property.

The layout comprises of an entrance hall, open plan kitchen/diner, lounge, WC and rear porch. To the first floor there are three bedrooms and a bathroom.

Externally there is a driveway for at least two cars as well as a front and rear garden.

Ulcombe is a quaint village with a primary school and a village hall. The nearby villages of Lenham and Headcorn both offer a wider range of amenities as well as mainline railway stations to London. Access to the M20 can also be found a short distance away via junction eight at Leeds Castle.

## Features

- Three Bedroom Semi Detached House
- Driveway
- UPVC Double Glazing
- Popular Village Location
- Council Tax Band C
- Cul-De-Sac Position
- Feature Log Burner
- Some Updating Required
- EPC Rating: F

**Ground Floor**

**Front Door To  
Hall**

Stairs to first floor. Radiator. BT point. Wall mounted thermostat.

**Kitchen Diner**

14' 8" x 11' 3" (4.47m x 3.43m) Two double glazed windows to front. Radiator. Range of base and wall units. Sink and drainer. Space for washing machine and dishwasher. Localised tiling. Cooker and electric hob with extractor over.

**Lounge**

17' 5" x 11' 7" (5.31m x 3.53m) Two double glazed windows to rear. Radiator. TV point. Freestanding log burner. Stable door to

**Rear porch**

Shelving. Door to rear.

**WC**

Low level WC, corner hand basin with splash back tiling.

**First Floor**

**Landing**

Hatch to loft access. Radiator. Double glazed cupboard housing water tank with shelving.

**Bedroom One**

14' 9" x 10' 6" (4.50m x 3.20m) Two double glazed windows to front. Radiator.

**Bedroom Two**

11' 4" x 10' 6" (3.45m x 3.20m) Two double glazed windows to rear. Radiator.

**Bedroom Three**

7' 11" x 7' 6" (2.41m x 2.29m) Double glazed window to front. Radiator. Storage cupboard.

**Bathroom**

Double glazed frosted window to rear. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment.

**Exterior**

**Front Garden**

Raised brick border. Footpath to front door. Shingled area to front. Bushes to borders. Outside light. Outside tap.

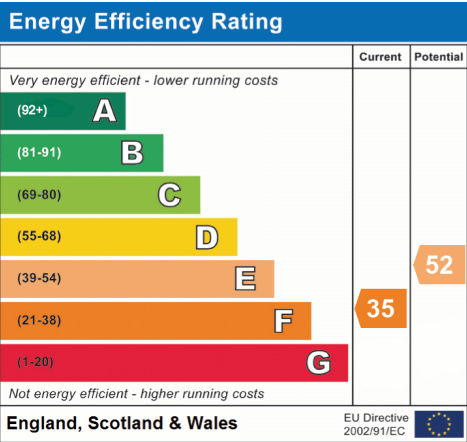
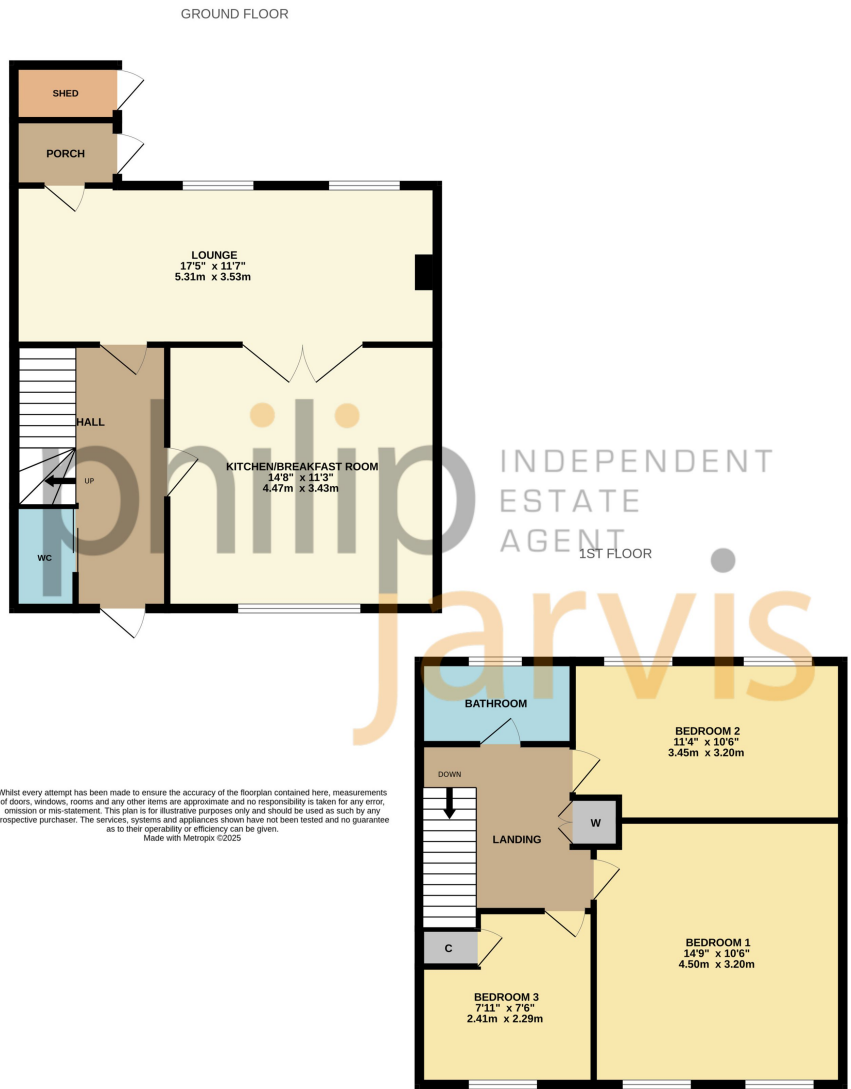
**Driveway**

Parking for two/three vehicles.

**Rear Garden**

Mainly laid to lawn. Concrete pathway. Shrubs and trees to borders. Pedestrian side access. Brick built shed.





Viewing Strictly By Appointment With



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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