



Bygnetts

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# Cygnets 9 Lenham Road, Platts Heath, Maidstone, Kent. ME17 2NX.

Guide Price £425,000 Freehold

## Property Summary

"There are stunning views from the front of this bungalow over the Downs. It is also a great opportunity for a buyer to put their own stamp on what will be their new home". - Matthew Gilbert, Branch Manager.

**\*\*GUIDE PRICE OF £425,000-£445,000\*\***

There is no onward chain with this detached bungalow found in the ever popular village of Platts heath.

Cygnets does require both updating and modernisation but offers well proportioned flexible accommodation. Currently, it is arranged with an entrance hall, living room overlooking the garden and a dining room which could also be used as a third bedroom. In addition there is a kitchen, two further double bedrooms and bathroom. There is also a useful side lobby leading to the garage and garden.

Set back from the road there is a large front garden laid to lawn with an attractive terrace offering fine views. There is a mature rear garden measuring approximately 55ft at the longest point. There is a long driveway to one side of the bungalow leading to the large single garage that measures approximately 15ft by 13ft.

An internal viewing comes recommended to fully appreciate everything on offer.

Platts heath is found just outside Lenham which is only a short driveaway. Lenham offers a wide range of amenities including two schools and railway station. There is also good access to Harrietsham, Headcorn and the county town of Maidstone. The M20 motorway is approximately five miles away.

## Features

- Detached Bungalow
- Fitted Kitchen
- Requiring Modernisation
- Two/Three Bedrooms
- Attractive Mature Rear Garden
- Council Tax Band D
- Living Room Overlooking Rear Garden
- Garage & Driveway To Side
- No Forward Chain
- Popular Village Location
- Well Proportioned Accommodation
- EPC Rating: F

## **Ground Floor**

### **Front Door To**

### **Hall**

Hatch to loft access. Thermostat. Radiator. Storage cupboard. Separate cupboard housing water tank.

### **Living Room**

19' 5" x 9' 10" (5.92m x 3.00m) Double glazed window and double glazed door to rear. Radiator. Feature brick fireplace. Wall lights. BT point. Pine cladding with cupboard to one wall.

### **Kitchen**

10' 10" x 10' 0" (3.30m x 3.05m) Double glazed window to front. Door to utility/side lobby and then rear access. Range of base and wall units with sink and drainer. Space for electric cooker with extractor over. Space for fridge/freezer. Local tiling. Eurostar floor standing oil boiler. Larder cupboard.

### **Dining Room/Bedroom Three**

12' 6" x 11' 4" max (3.81m x 3.45m) Double glazed window to front. Radiator. This room is currently used as a dining room but could be used as a third bedroom.

### **Bedroom One**

12' 10" x 9' 10" (3.91m x 3.00m) Double glazed window to rear. Radiator. Built in double wardrobe. TV point.

### **Bedroom Two**

9' 4" x 8' 0" plus recess (2.84m x 2.44m) Double glazed window to side. Radiator. Recessed area.

## **Bathroom**

Double glazed frosted window to front. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment and curtain rail. Heated towel rail. Fully tiled walls.

### **Utility/Side Lobby**

Accessed off the kitchen. Double glazed window to front. Double glazed door to rear. Plumbing for washing machine and tumble dryer. Door to garage.

## **Exterior**

### **Front Garden**

Large lawned area with shrubs and plants to borders. Outside lighting. Attractive block paved terrace with views over the Downs. Small brick wall to front boundary with shrub beds.

### **Rear Garden**

Approximately 55ft in length at the longest point. Angular shaped garden. Main area of garden is laid to lawn. Shrubs and trees to borders. Further paved patio area to side. Garden shed measuring approximately 14ft x 9ft. Side access. Oil tank

### **Parking**

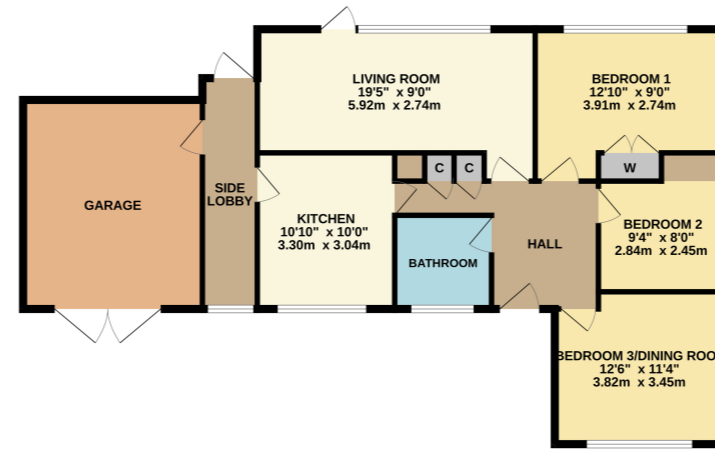
Long driveway leading to single garage.

### **Garage**

The garage measures approximately 15ft x 13ft. Double doors to front. Power and light. Work bench and tall shelving units. Door to utility/side lobby.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other areas 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Please visit [www.necta.co.uk](http://www.necta.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>77</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	<b>35</b>
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.



Viewing Strictly By Appointment With