



philip INDEPENDENT
ESTATE AGENT
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24 School Road, Charing, Ashford, Kent. TN27 0JN.

£425,000 Freehold

Property Summary

"If you are looking for a home with both plenty of space and potential then this could be the one".

A well extended four bedroom semi detached house found along School Road in Charing.

There is a two storey extension to one side of the house creating a new and contemporary kitchen/dining room and a second staircase leading to a bedroom with an ensuite shower room.

The original three bedroom house consists of an entrance porch, dining hall and separate sitting room. What was the original kitchen is now a large utility room and there is a useful rear store and cloakroom.

Upstairs accessed off the original staircase are three further bedrooms and a family bathroom.

Set back from the road in an elevated position, the house is accessed via of series of steps. The rear garden laid mainly to lawn is approximately 80ft in length.

The house is also being sold with no onward chain.

Charing is a popular village found between the market town of Ashford and county town of Maidstone. There are shops in the village along with a primary school and railway station. The larger village of Lenham is approximately five miles away.

Features

- Extended Four Bedroom Detached House
- Large Kitchen/Diner
- Annexe Potential With Two Staircases
- Three Further Bedrooms
- No Onward Chain
- EPC Rating: C
- Sitting Room & Dining Hall
- Utility Room & Rear Store
- Ensuite To Bedroom One
- Approximate 80ft Rear Garden
- Popular Village Location
- Council Tax Band D

Ground Floor

Entrance Door To

Porch

Double glazed window to front. Laminate flooring. Door to

Dining Hall

18' 1" x 9' 7" (5.51m x 2.92m) Double glazed window to rear. Stairs to first floor with small understairs cupboard. Two radiators. Open fireplace requiring remedial repair. Laminate floor.

Sitting Room

15' 9" x 10' 11" (4.80m x 3.33m) Double glazed window to front. Radiator with decorative cover. Storage cupboard.

Kitchen/Dining Room

18' 4" x 12' 7" (5.59m x 3.84m) Double glazed window to front and side. Double glazed doors to the rear garden. Range of contemporary high gloss kitchen units. Inset grey one and a half bowl sink unit. Electric range with extractor over. Integrated fridge/freezer and dishwasher. Tiled floor. Second staircase to first floor with understairs space.

Utility Room

Double glazed window to rear. Stainless steel sink unit. Plumbing for washing machine. Space for fridge/freezer. Laminate floor.

Rear Lobby/Store

Double glazed doors to side. Tiled floor. Door to

Cloakroom

Frosted window to side. Low level WC.

First Floor

Landing

Accessed via staircase in kitchen/dining room. Storage cupboard. Door to

Bedroom One

13' 0" x 8' 8" (3.96m x 2.64m) Double glazed window to front. Radiator. Wardrobe cupboard.

Ensuite Shower Room

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and large shower cubicle. Fully tiled. Extractor. Chrome towel rail. Tiled floor. Downlighting.

Original Landing

Original landing accessed via staircase in dining hall. . Double glazed window to rear. Access to loft.

Bedroom Two

10' 11" x 10' 10" to wardrobe door (3.33m x 3.30m) Double glazed window to front. Built in sliding door wardrobes to one wall. Radiator.

Bedroom Three

11' 10" x 10' 11" (3.61m x 3.33m) Double glazed window to front. Storage cupboard. Radiator.

Bedroom Four

7' 8" plus doorwell x 6' 11" (2.34m x 2.11m) Double glazed window to rear. Overstairs cupboard. Radiator.

Bathroom

Double glazed window to rear. White suite of low level WC, pedestal hand basin and panelled bath with separate shower unit. Chrome towel rail. Part walls tiling. Downlighting.

Exterior

Gardens

Raised front garden access via a series of steps from the roadside. The steps lead to a hedge and then the start of the garden. Extensive shingled area. Gate to side leading to rear garden. To the rear the garden is approximately 80ft in length. Laid mainly to lawn with decking area. There is a potential patio area to the top of the garden along with a potential store/shed.

Parking

There is no off road parking with the property, although there is an unallocated layby area to the front of the house.

Agents Notes:

1. The property is of a steel and concrete construction which has subsequently been brick skimmed. The vendors have the certificate for this work.
2. There are solar panels on the roof to which the vendors own and receive a payment. See agent for more information.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



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