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## 8 Chilston Road, Lenham, Kent. ME17 2PR.

£360,000 Freehold

### Property Summary

"Bungalows in Lenham rarely come available, especially with such a great garden and being within walking distance to the village square". - Matthew Gilbert, Branch Manager.

Presenting to the market this well proportioned two bedroom semi detached bungalow located in a sought after cul-de-sac position within Lenham village centre. Offering a large garden, garage and driveway this home is well worth exploring.

The accommodation comprises of a large entrance hall, lounge/diner, kitchen, conservatory, shower room and two double bedrooms. Externally there is a front and rear garden with a driveway to one side that leads to a garage. There are also two large sheds and an allotment area.

Added to all of this the bungalow offers a Vaillant gas boiler, double glazing and is being offered to the market with no forward chain. Located within walking distance to the village square with all the amenities and shops on offer. There is also great access to the M2 and the mainline railway to London and the Kent Coast.

Please book a viewing without delay.

### Features

- Two Bedroom Semi Detached Bungalow
- Large Rear Garden
- Driveway & Garage
- No Forward Chain
- Council Tax Band C
- Sought After Cul-De-Sac Location
- Updated Shower Room
- Substantial Rear Garden
- EPC Rating: D

## **Ground Floor**

### **Front Door to**

### **Hall**

Obscured window to front. Hatch to loft access. Radiator. Wall mounted thermostat. Storage cupboard. Separate cupboard housing water tank.

### **Lounge**

18' 3" x 11' 1" (5.55m x 3.38m) Double glazed window to rear. Double glazed French doors to rear. Radiator. Gas fireplace with surround. TV and BT point. Panelled wall. Serving hatch.

### **Kitchen**

10' 2" x 9' 5" (3.10m x 2.87m) Double glazed window to rear. Double glazed door to side. Radiator. Cupboard housing gas boiler and electric meters. Consumer unit. Range of base and wall units. Stainless steel sink and drainer. Space for white goods and cooker. Localised tiling.

### **Conservatory**

8' x 6' 4" (2.43m x 1.94m) Double glazed window to front, side and rear. Double glazed sliding door to rear. Wall mounted light.

### **Bedroom One**

10' 11" x 10' 4" (3.33m x 3.16m) Double glazed window to front. Radiator. Wall light.

### **Bedroom Two**

11' 11" x 11' (3.62m x 3.35m) Double glazed window to front. Radiator.

### **Bathroom**

Double glazed obscured window to side. Localised tiling. chrome heated towel rail. Suite comprising of low level WC, wash hand basin, and walk in shower cubicle with power shower. Extractor. Wall light with shaver point.

### **Exterior**

#### **Front**

Brick stepped pathway leading to front door with hand rails. Front and side borders offering shrubs, wild flowers and plants. External security light. Side access.

#### **Driveway**

Block driveway for several vehicles leading to

#### **Single Garage**

Up and over door.

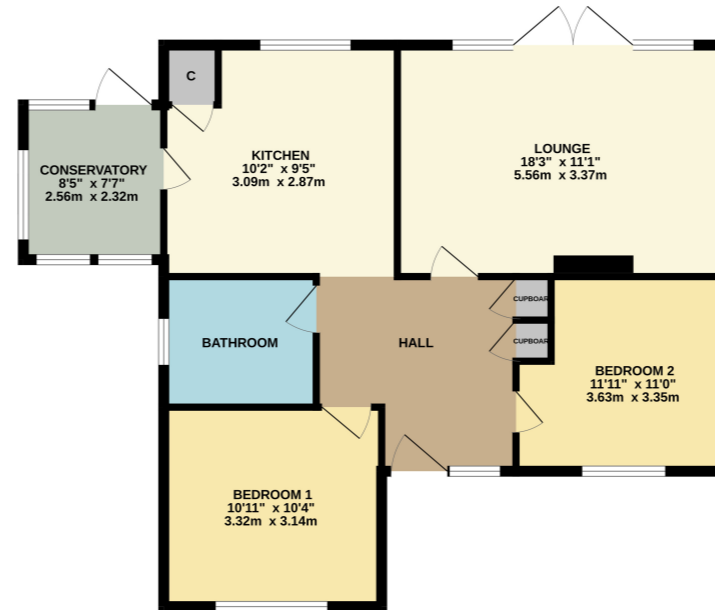
#### **Rear Garden**

Extensive rear garden mainly laid to lawn with mature shrubs and trees to borders. Pond. Extensive patio area. Outside tap. Two large sheds to remain. Separate allotment area.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, walls 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 structure, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Bluebeam® (2022)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>65</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

