



philip INDEPENDENT
ESTATE AGENT
Jarvis

2 The Apple Trees, Charing Hill, Charing, Ashford, Kent. TN27 0NG.

Guide Price £425,000 Freehold



Property Summary

"This new build home is so unique. I just love the individual design and well proportioned rooms". - Matthew Gilbert, Branch Manager.

Presenting to the market, the last unit available on this small private development of just four detached homes located on the edge of Charing village. Presented to a high standard this property certainly warrants an early viewing.

This home comprises of a large entrance hall, open plan kitchen/dining room, lounge, rear lobby, separate office and cloakroom. To the first floor there is a master bedroom with fitted wardrobes and ensuite shower room, two further double bedrooms and a family bathroom.

Externally there are both front and rear gardens and an oak framed carport with parking to one side.

Charing village is a popular location with a range of shops and amenities as well as great commuter access to the M20 as well as a mainline railway to London Victoria.

Features

- Guide Price of £425,000-£450,000
- Three Bedrooms
- Two Reception Rooms
- Oil Fired Central Heating
- LABC Builders Warranty
- Council Tax Band F
- Brand New Executive Detached Home
- Ensuite To Master Bedroom
- Driveway & Oak Carport
- Vacant Possession
- EPC Rating: B



Ground Floor

Front Door To

Hall

Stairs to first floor. Radiator. Thermostat.

Kitchen

19' 5" x 12' 3" (5.92m x 3.73m) Double glazed window to front. Two double glazed windows and French doors to rear. Fitted kitchen with range of base and wall units. Sink and drainer. Induction hob with extractor. Dishwasher. Double oven. Fridge/freezer. Washing machine. All Bosch appliances. Window seat. Radiator. Under cupboard lighting.

Lounge

13' 8" x 9' 9" (4.17m x 2.97m) Double glazed window to side. Double glazed window and French doors to rear. TV & BT point. Radiator.

Rear Hallway

Open storage.

Office

6' 8" x 5' 5" (2.03m x 1.65m) Double glazed window to both front and side. Radiator. BT point.

Cloakroom

Low level WC and wash hand basin. Radiator. Mirror. Extractor. Localised tiling.

First Floor

Landing

Double glazed window to rear. Galleried landing with glass wall. Hatch to loft access. Radiator.

Bedroom One

14' 2" x 9' 9" (4.32m x 2.97m) Double glazed window to front and side. Radiator. Two sets of built in wardrobes with shelving and hanging railways.

Ensuite

Double glazed frosted window to rear. Localised tiling. Chrome heated towel rail. Suite comprising of low level WC, wash hand basin and walk in shower cubicle. Extractor.

Bedroom Two

11' 3" x 9' 10" (3.43m x 3.00m) Double glazed window to rear. Radiator.

Bedroom Three

13' 5" x 9' 7" (4.09m x 2.92m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to front. Suite comprising of low level WC, wash hand basin with drawers, panelled bath with retractable glass screen and shower attachment. Localised tiling. Chrome heated towel rail. Extractor.

Front Garden

Front Garden

Pathway to front door. Front hedging and the small seating laid to lawn.

Carport

Parking for two vehicles and a covered oak carport with side access. Outside light.

Rear Garden

Mainly laid to lawn. Extensive patio area. Tank and separate boiler. Side access.

Side Garden

Small lawned area. Outside tap.

Agents Note

This property is subject to a service charge of approximately £990.00 per year.



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	86	88
(69-80) C		
(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

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 contract, 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.

