



philip INDEPENDENT
ESTATE AGENT
Jarvis



3 Meesons Close, Eastling, Kent. ME13 0AW.

£450,000 Freehold

Property Summary

"This is a great bungalow. Located on the edge of an Area of Outstanding Natural Beauty, the position is perfect for country walks" - Matthew Gilbert, Branch Manager.

Presented to the market is this extremely well cared for two bedroom detached bungalow found on the edge of a very quiet yet popular village of Eastling.

The property consist of entrance hall, open plan large kitchen/diner, family shower room, two double bedrooms, utility room and conservatory.

Externally there are both well cared for gardens to the front and rear of the property, off road parking and garage.

Added to this the property benefits from UPVC, double glazing and mains gas central heating.

Eastling is a popular village found approximately four miles from the market town of Faversham and just over five miles from the medieval village of Lenham both offering a mainline railway to London. Within the village of Eastling there is a possible public house and primary school.

The property really should be viewed to appreciate all on offer so book a viewing without delay to avoid disappointment.

Features

- Two Bedroom Detached Bungalow
- Open Plan Living Area
- Utility Room
- EPC Rating: D
- Off Road Parking & Single Garage
- Conservatory
- Cul-De-Sac Location
- Council Tax Band E

Ground Floor

Front Door To Side

Hall

Hatch to loft access. Wall mounted thermostat. Cupboard housing alarm panel and consumer unit. Separate storage cupboard.

Kitchen Area

Double glazed window to rear. Range of base and wall units. Sink and drainer. Space for dishwasher. Integrated double oven. Fridge and freezer. Breakfast bar area.

Lounge/Diner

23' 1" max x 22' 1" max (7.04m x 6.73m) Double glazed window to side. Double glazed door and separate French doors to conservatory. Window to rear. Radiator. Log burner. TV point. Wall lights.

Utility Room

Double glazed window to side. Double glazed window to rear. Double glazed door to rear. Sky light. Wall light. Base units with stainless steel sink and drainer. Localised tiling. Space for white goods.

Conservatory

Double glazed window to both sides and rear. Double glazed French doors to side.

Bedroom One

Double glazed window to front. Radiator. Fan light. Built in wardrobe. TV point.

Bedroom Two

12' 9" x 9' 11" (3.89m x 3.02m) Double glazed window to front. Radiator. BT point. Built in wardrobes.

Shower Room

Double glazed obscured windows to side. Suite comprising of low level WC, wash hand basin and separate shower cubicle.

Exterior

Front Garden

Mainly laid to lawn. Mature shrubs, plants and trees to borders. Foot path. water butt. Shed to remain. Shingled area.

Parking

Off road parking for two vehicles. One of which via a five bar gate.

Garage

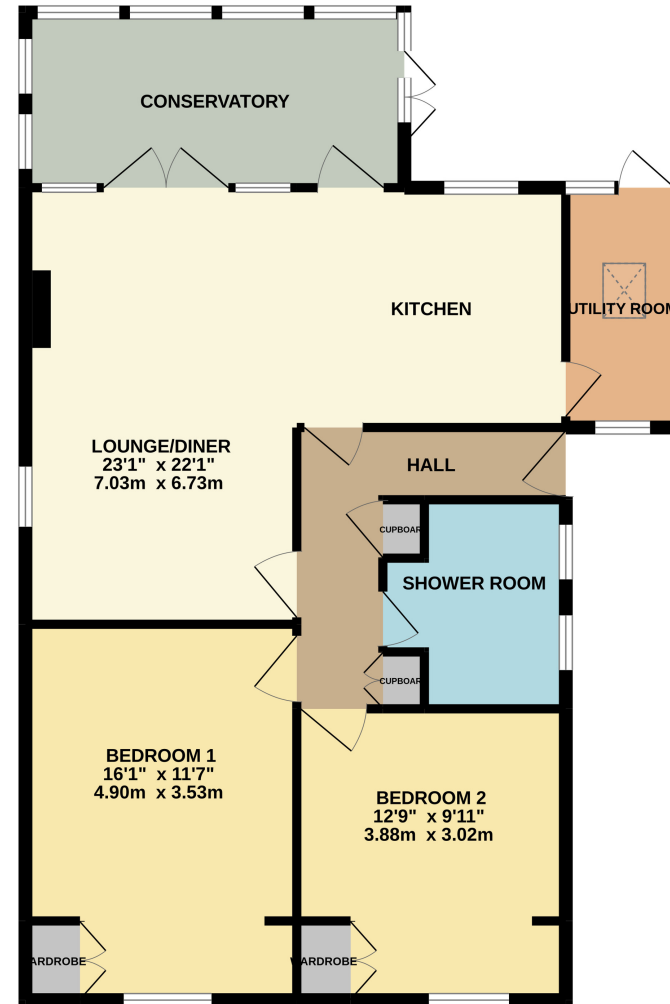
Up and over door. Window and door to side access.

Rear Garden

Two garden area. Patio area. Separate area laid to lawn. Water but. Shed to remain. Rear access.



GROUND FLOOR



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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(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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