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19 Headcorn Road, Platts Heath, Kent. ME17 2NH.

£400,000 Freehold

Property Summary

"This is an idyllic cottage located in the lovely rural village of Platts Heath. It has been sympathetically extended and it works incredibly well". - Matthew Gilbert, Brand Manager.

The property comprises to the ground floor of a entrance hall with a cloakroom to one side, lounge with a feature fireplace that leads to the conservatory. There is also an open plan kitchen/dining room.

To the first floor there are three bedrooms and a family bathroom.

Externally to the front there is a shingled driveway that leads to a gated side entrance. To the rear there is an incredibly well proportioned 'L' shaped garden to enjoy as well as countryside views.

Platts Heath is a popular village that offers a primary school and excellent access to the neighbouring villages of Lenham, Kingswood and Headcorn that offers a wider range of facilities and shops. There is also great commuter access to the M20 via the A20 and a mainline station to London Victoria located in Lenham village.

This pretty cottage really has a lot to offer and really should be viewed to avoid disappointment. Please call the office at your earliest convenience.

Features

- Three Bedroom Semi-Detached House
- Conservatory Overlooking Garden
- Off Road Parking To Front
- No Forward Chain
- EPC Rating: D
- Fitted Kitchen & Dining Area
- 60ft Rear Garden Plus Further Area
- Oil Fire Heating
- Council Tax Band D

Ground Floor

Entrance Door To

Hall

Double glazed window to front. Exposed stone wall. Coat hook. Stone tile flooring.

Lounge

18' 6" x 8' 4" (5.64m x 2.54m) Double glazed window to side. Double glazed French doors to rear conservatory. Brick fireplace with log burner. TV point. Wall light. Stone flooring. Alarm panel.

Kitchen

11' 3" x 8' 10" (3.43m x 2.69m) Double glazed window to rear. Double glazed stable door to rear garden. Double glazed Velux window to rear. Range of base and wall units. Integrated double oven, electric hob with extractor over. Integrated dishwasher. Sink. Space for white goods and American style fridge/freezer.

Dining Area

11' 3" x 11' 2" max (3.43m x 3.40m) Two double glazed windows to front. Wall mounted consumer unit. Feature brick fireplace. Radiator. Stairs to first floor landing.

Conservatory

12' 4" x 8' 4" (3.76m x 2.54m) Double glazed windows to both side. Double glazed French doors to rear. Two wall lights. Ceiling fan.

WC

Double glazed obscured window to side. Low level WC, wash hand basin with cupboard underneath. Radiator. Extractor.

First Floor

Landing

Double glazed window to rear. Hatch to loft access.

Bedroom One

13' 2" max to back of wardrobe x 8' 5" (4.01m x 2.57m) Double glazed window to front. Built in wardrobes. Built in bedside cabinets. Wall lights.

Bedroom Two

11' 2" x 7' 10" (3.40m x 2.39m) Double glazed window to front. Feature fireplace. Radiator. Built in wardrobe.

Bedroom Three

9' max x 8' 9" max (2.74m x 2.67m) Double glazed window to rear. Radiator.

Bathroom

Double glazed window to rear. Suite comprising of low level WC, wash hand basin with storage, bath with shower over, second hand held shower attachment and retractable glass screen. Fully tiled walls. Chrome heated towel radiator.

Exterior

Parking

Shingled area of parking for two cars to the front of the cottage. Gate to side leading to rear garden.

Front Garden

Raised step to front door. Singled driveway for two vehicles with side vehicular access. Raised planted area with shrubs and plants. Outside light.

Rear Garden

Mainly laid to lawn. Gate for side vehicular access. Small brick built shed. Oil tank and oil boiler. Paved steps to second entertaining area. Summerhouse and sheds to remain. Playing area with bark flooring. Shrubs, plants and trees to borders. Feature pond. Outside tap.



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, fixtures and appliances shown here are not 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	
(55-68)	D	65
(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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