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ESTATE
AGENT
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19 Wind Hill Lane, Charing Heath, Ashford, Kent. TN27 0BG.

£280,000 Freehold

Property Summary

"This is a perfect downsize property. A great bungalow in a lovely semi rural spot." - Matthew Gilbert, Branch Manager.

An incredibly well presented two bedroom semi detached bungalow located in Charing Heath. There is a lot to admire at this property and has the added benefit of a large driveway, garage and oil fired central heating.

19 Wind Hill Lane comprises of entrance hall, kitchen with a porch for side access, living/dining room, two double bedrooms and a shower room.

Externally there is a well proportioned front and rear garden, There is also ample parking and a single garage.

Charing Heath is a small rural area on the edge of The Weald. Charing village is within close proximity and has a thriving community with lots of amenities on offer to include a primary school, church, library and doctors. There are also excellent commuter links from Charing with a main line station to London Victoria. There is also easy access to the M20 found only a short distance away at junction 8 and junction 9.

I would highly recommend a viewing so book without delay.

Features

- Two Bedroom Semi Detached Bungalow
- Shower Room
- Well Presented Throughout
- Council Tax Band C
- Long Driveway & Garage
- Private Rear Garden
- No Forward Chain
- EPC Rating: E

Ground Floor

Front Door To

Hall

Radiator. Hatch to loft access. Storage cupboard with shelving.

Kitchen

12' 4" x 8' 8" (3.76m x 2.64m) Double glazed window to front. Double glazed door to porch with windows to both sides and double glazed door to side access.

Range of base and wall units. Sink and drainer. Hob with extractor over. Integrated double oven. Space for white goods. Floor standing Worcester oil fired central heating boiler. Fuse box.

Lounge/Dining Room

14' 2" x 10' 11" (4.32m x 3.33m) Double glazed window to front. Radiator.

Bedroom One

13' 0" x 11' 0" (3.96m x 3.35m) Double glazed window to rear. radiator. BT point.

Bedroom Two

12' 5" x 9' 9" (3.78m x 2.97m) Double glazed French doors to rear. Radiator.

Shower Room

Double glazed obscured window to side. Suite comprising of low level WC, wash hand basin with cupboard underneath and shower cubicle. Localised tiling. Radiator.

Exterior

Front Garden

Concrete pathway to front door. Large area laid to lawn with shrubs, plants and trees to borders. Outside light. Side access and oil tank. Outside tap.

Driveway

Driveway for several vehicles.

Garage

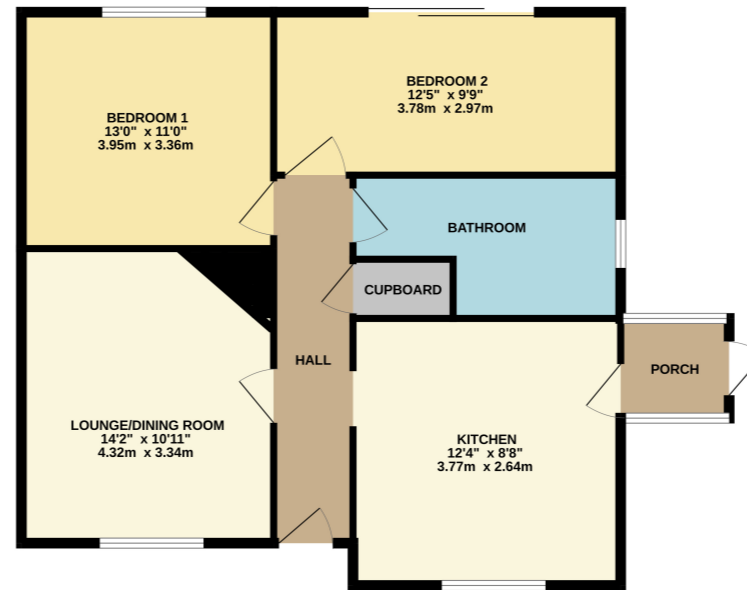
Up and over door. Power and light. Window to side.

Rear Garden

Mainly laid to lawn. Paved patio area. Mature shrubs, plants and trees to borders.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of levels, windows, doors and other areas are approximate and the 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	84
(81-91)	B	
(69-80)	C	48
(55-68)	D	
(39-54)	E	
(21-38)	F	1-20
(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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