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**15 Chestnut Drive, Kingswood, Kent. ME17 3PP.**

**£310,000 Freehold**

## Property Summary

"There is so much potential with this two bedroom semi detached bungalow found on a generous sized plot in Kingswood". - Philip Jarvis, Director.

There is no onward chain with this two bedroom bungalow found in ever popular Kingswood.

Although requiring some updating, this is a great opportunity for a purchaser to put their own mark on the property.

There is a sitting room with patio doors onto the garden, fitted kitchen, two bedrooms and a shower room.

There is also double glazing and gas central heating.

The gardens are to one side of the bungalow but there is also a small 'secret garden' to the rear. There is also a driveway to one side leading to the garage which has just had a new door fitted to it.

Kingswood is a popular village with a convenience store and primary school. The larger villages of Lenham and Headcorn offer a wide range of amenities to include railway stations. There is also access to the M20 motorway at junction eight by Leeds Castle, a short drive away.

## Features

- Two Bedroom Semi Detached Bungalow
- Fitted Kitchen And Shower Room
- Driveway & Garage
- No Onward Chain
- Council Tax Band D
- Sitting Room With Patio Doors Onto Garden
- Double Glazing And Gas Central Heating
- Large Side Garden Plus Area To The Rear
- Popular Village Location
- EPC Rating: D

## **Ground Floor**

### **Entrance Door To:**

### **Hall**

Radiator. Storage cupboard. Access to loft.

### **Living Room**

14' 10" x 11' 3" (4.52m x 3.43m). Double glazed patio doors to side. Radiator. TV point. Fireplace with electric fire.

### **Kitchen**

9' 9" x 6' 10" (2.97m x 2.08m). Double glazed window to side. Double glazed door to side. Range of modern base and wall units. White single bowl sink unit. Electric cooker with extractor over. Plumbing for washing machine. Fridge/freezer. Radiator.

### **Bedroom One**

11' 10" x 11' 2" (3.61m x 3.40m). Double glazed window to recess. Radiator. Wardrobe cupboards.

### **Bedroom Two**

10' 0" x 8' 10" (3.05m x 2.69m) Double glazed window to front. Radiator.

## **Shower Room**

Double glazed frosted window to front. This was formerly a bathroom. White suite of low level WC, pedestal hand basin and large shower cubicle with Triton shower unit. Chrome heated towel rail. Dimplex wall heater. Cupboard housing Vaillant boiler and storage space.

## **Exterior**

### **Front Garden**

Laid to lawn with shrubs. Paths to front door and to rear garden.

### **Rear Garden**

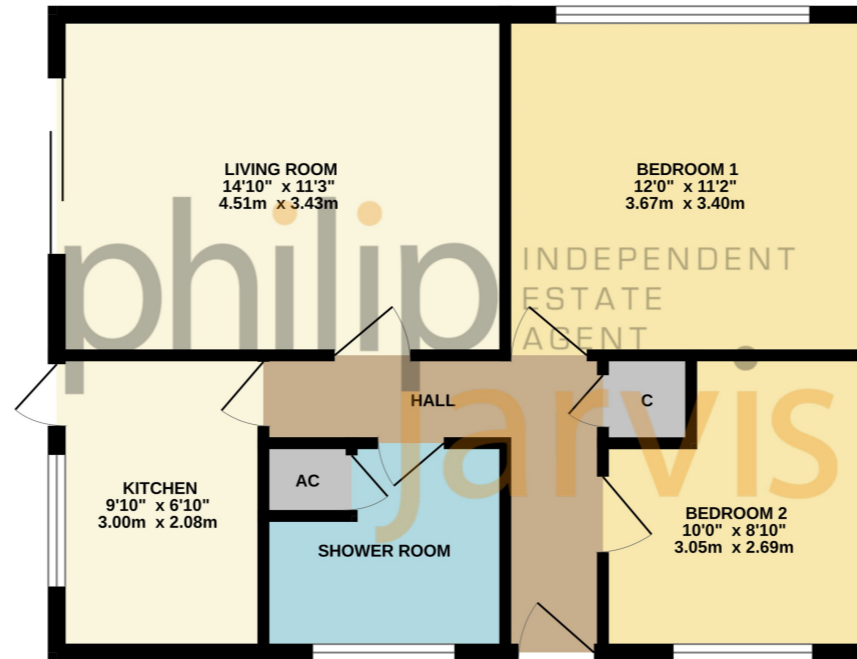
Predominantly to one side of the bungalow with extensive patio area. Conifer hedging and brick wall to one side. Pedestrian access to garage. Further area to rear which is a 'secret' garden with a mix of shrubs and plant with a decking area.

### **Garage**

Up and over door. Door to side. There is a driveway to the front of the garage. A new garage door has just been fitted.



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+)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</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

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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