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ESTATE AGENT
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11 Chilston Road, Lenham, Kent. ME17 2PR.

£465,000 Freehold

Property Summary

"Detached bungalows in Lenham rarely become available and this one tucked away in one corner of a cul-de-sac does not disappoint". - Philip Jarvis, Director.

No onward chain with this two bedroom detached bungalow found within walking distance of the centre of Lenham.

The bungalow has been particularly well cared for and a new boiler was only fitted last year.

There are two reception areas with a dining room leading off the living area. There is a well proportioned conservatory looking out over the rear garden. There is also a modern 20ft fitted kitchen. There are two double bedrooms and a bathroom with separate WC.

There are gardens to the front and rear with a further area of lawn to one side of the bungalow. There is a brick block driveway to the front of the bungalow leading to a further area of driveway to one side.

Chilston Road is a popular cul-de-sac and is handily positioned for the village centre which is only a short walk away. The village boasts a wide range of amenities to include a doctors' surgery and dentist. There is also a railway station in the village. The M20 motorway is approximately five miles away at Leeds village.

An internal viewing comes most recommended to fully appreciate everything the bungalow has to offer.

Features

- Spacious Two Bedroom Detached Bungalow
- Conservatory Overlooking Rear Garden
- Two Double Bedrooms
- Attractive Rear Garden
- Walking Distance of Village Centre
- EPC Rating: TBC
- Living & Dining Area
- Modern 20ft Fitted Kitchen
- Bathroom With Separate WC
- Brick Block Driveway To One Side
- No Onward Chain
- Council Tax Band D

Ground Floor

Entrance Door To

Porch

Double glazed frosted window to front and side. Double glazed entrance door to

Hall

Radiator.

Living Area

15' 2" x 11' 0" (4.62m x 3.35m) Double glazed window to front. Radiator. Fireplace with electric fire. Leads through to

Dining Area

11' 0" x 8' 6" (3.35m x 2.59m) Double glazed window to front. Radiator.

Kitchen

20' 4" x 8' 4" narrowing to 6' 4" (6.20m x 2.54m) Double glazed window to rear. Double glazed door to rear. Range of base and wall units. Stainless steel single bowl sink unit. Bosch double electric oven. Electric hob with extractor over. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer and tumble dryer. Storage cupboard. Airing cupboard. Radiator.

Conservatory

12' 8" x 9' 0" (3.86m x 2.74m) Double glazed windows to side and rear. Double glazed doors to both sides. Laminate floor. Electric wall heater.

Bedroom One

9' 10" to wardrobe door x 9' 8" (3.00m x 2.95m) Double glazed window to rear. Radiator. Wardrobe cupboards to one wall.

Bedroom Two

12' 0" x 9' 8" (3.66m x 2.95m) Double glazed window to side. Radiator.

Bathroom

Double glazed frosted window to rear. White suite of pedestal hand basin and panelled bath. Separate Crela shower unit. Chrome towel rail. Part tiled walls.

Separate WC

Double glazed frosted window to rear. White low level WC. Hand basin. Part tiled walls.

Exterior

Front Garden

Laid to lawn with shrub beds.

Driveway

Brick block driveway to the front of the bungalow leading to a further brick block area to one side of the bungalow.

Rear Garden

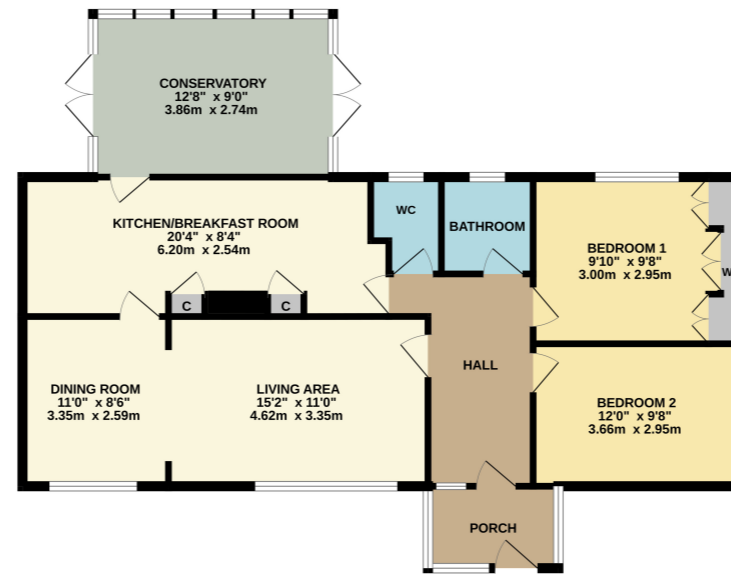
The garden measures approximately 50ft x 25ft. The garden is laid to lawn with patio area. There are two garden sheds. There is a mix of shrub beds. There is a further area to lawn to one side of the bungalow. There are gates to both sides of the bungalow.

Agents Note

The sellers have informed us there was planning permission for an extension to the bungalow but that has now lapsed.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 is to be taken regarding their operation or efficiency. See the agent's report for further details.

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.

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