

philip  
jarvis  
01622 858241  
www.philipjarvis.co.uk  
FOR SALE

philip  
INDEPENDENT  
ESTATE  
AGENT  
jarvis





## The Robins, Broomfield Road, Kingswood, Maidstone, Kent. ME17 3NY.

**£695,000 Freehold**

### Property Summary

"I am so impressed by the size of the rooms and overall condition of this detached bungalow. Added to this there is also a rear garden in excess of 400ft". - Sam Newman, Senior Sales Executive

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

Set back from the road, this bungalow is for sale for the first time in nearly forty years. An early viewing comes most recommended to fully appreciate the improvements the owners have made over the years.

There are three reception areas plus a fitted kitchen and large utility room. There is also a modern bathroom, separate shower room and well proportioned four double bedrooms. The bungalow is well laid out and provides ample space, with further scope for development.

A long driveway to one side of the bungalow leads to the double garage. The rear garden, laid to lawn, measures in excess of 400ft and includes a Hawaiian lodge, ideal for entertaining.

Kingswood is a popular village. It is well positioned for the county town of Maidstone and the M20 motorway. The neighbouring villages of Lenham and Harrietsham are only a short drive and offer a wide range of amenities to include schools, shops and railway stations.

### Features

- Substantial Four Bedroom Detached Bungalow
- Fitted Kitchen & Large Utility Room
- Bathroom & Shower Room
- Long Driveway & Double Garage
- Popular Village Location
- Council Tax Band F
- Three Reception Areas
- Four Double Bedrooms
- Double Glazing & Gas Central Heating
- Plot Approximately 0.5 acres
- No Onward Chain
- EPC Rating: C



**Ground Floor**

**Double Glazed Entrance Door To**

**Porch**

Double glazed frosted full length windows to either side of front door. Tiled floor.

**Hall**

Two radiators. Access to loft.

**Dining Room Area**

14' 6" x 13' 10" (4.42m x 4.22m) Double glazed window to side. Radiator. Leads through to

**Sitting Room Area**

20' 5" x 12' 9" (6.22m x 3.89m) Double glazed windows to either side. Double glazed doors with double glazed full length windows to either side. Two radiator.

**Study/Bedroom Five**

14' 7" x 10' 0" (4.45m x 3.05m) Double glazed window to side. Radiator.

**Kitchen**

9' 8" x 9' 8" (2.95m x 2.95m) Double glazed window to side. Range of modern base and wall units. White one and a half bowl sink with waste disposal unit. Belling double electric oven with built in microwave. Five ring gas hob with extractor hood over. Breakfast bar work surface. Neff integrated dishwasher. Integrated fridge. Tiled floor. Part tiled walls.

**Utility Room**

Double glazed window and double glazed door to side. Range of base and wall units. Stainless steel sink unit. Washing machine. Tumble dryer. Integrated freezer. Airing cupboard. Shelving. Tiled floor. Boiler (replaced in 2022).

**Bedroom One**

12' 10" max x 11' 9" (3.91m x 3.58m) Double glazed window to front. Triple wardrobe cupboard to part of one wall. Radiator.

**Bedroom Two**

10' 0" to wardrobe door x 9' 9" (3.05m x 2.97m) Double glazed window to front. Range of wardrobe cupboards to one wall. Radiator.

**Bedroom Three**

11' 9" x 11' 2" (3.593m x 3.401m) Double glazed to side. Triple wardrobe cupboard to part of one wall.

**Bedroom Four**

13' 3" x 9' 8" (4.04m x 2.95m) Double glazed window to side. Radiator.

**Bathroom**

Double glazed frosted window to side. White suite of concealed low level WC, wall hung hand basin with extensive range of cupboards and drawers. Panelled bath with shower attachment. Local tiling. Radiator. Tiled floor.

**Shower Room**

8' 1" x 5' 10" (2.46m x 1.78m) Double glazed frosted window to side. White suite of concealed low level WC and inset oval hand basin with cupboards beneath. Corner shower cubicle. Tiled walls and floor. Radiator. Downlighting. Extractor.

**Exterior**

**Front Garden**

Attractive front garden laid to lawn with mature shrubs and trees. Path to side access. Turning area leading to driveway.

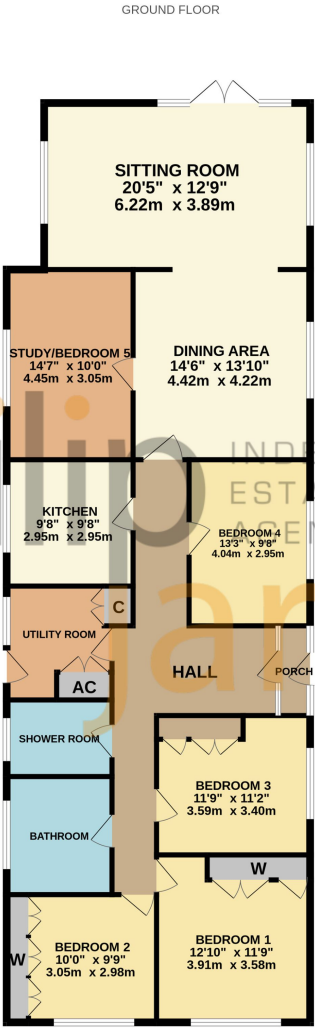
**Rear Garden**

Excess of 400ft (122m) in length. The garden does taper to one side at the bottom of the garden. Brick effect patio area. The garden is laid mainly to lawn with hedging to part of one side. There is a balanced mix of mature trees and shrubs. There is a feature pergola area with a wisteria that grows over it. Garden shed. The Hawaiian lodge, ideal for entertaining, will remain in the garden.

**Double Garage**

There is a long driveway to side of the bungalow leading to the double garage. The driveway allows parking for multiple vehicles. Up and over door. Pedestrian door to side. Window to rear. Power and lighting. Inspection pit. The garage measures 20' 6" x 17' 0" (6.25m x 5.18m)





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.  
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	83
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	72	83
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Viewing Strictly By Appointment With

