



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



## 34 The Moat, Charing, Kent. TN27 0JH.

Guide Price £475,000 Freehold

### Property Summary

"I love the position of this bungalow with the beautiful Moat to the rear providing a tranquil setting". - Sam Newman, Marketing Consultant.

**\*\*GUIDE PRICE OF £475,000-£500,000\*\***

Presenting to the market with no forward chain, is this recently refurbished two bedroom detached bungalow found within the ever popular 'Moat' development in Charing.

Well positioned, there is a through lounge/dining room leading to the sun lounge with views over the garden and Moat.

There is also a fitted kitchen, two double bedrooms, shower room and separate toilet.

Recent refurbishment includes full redecoration, carpets, flooring and internal wooden doors.

Outside, the bungalow is set back from the road with a long brick block driveway leading to the garage. The rear garden enjoys a sunny aspect and leads attractively to the Moat, which is a real added gem to the house.

This property is well positioned and is only a short walk to the village centre to enjoy the shops, library, churches and the primary school. Also within walking distance is the doctor surgery/ pharmacy. The village has a direct mainline station to London Victoria or one stop the other direction to Ashford International. For commuting the property sits between junction eight and nine of the M20.

This light and freshly decorated bungalow really should be viewed to be fully appreciated.

### Features

- Guide Price of £475,000-£500,000
- Tucked Away Corner Plot.
- Through Lounge/Dining Room
- Garage & Drive To One Side
- No Onward Chain
- Council Tax Band E
- Two Bedroom Detached Bungalow
- Views Over The Moat To The Rear
- Sun Lounge
- Sought After Village Development
- EPC Rating: D

## **Ground Floor**

### **Double Glazed Entrance Door To**

### **Porch**

Double glazed window to side. Karndean flooring. Door to

### **Hall**

Storage cupboard. Cupboard housing combination boiler. Radiator. Access to loft. Fitted carpet. Thermostat.

### **Lounge/Dining Room**

17' 9" x 13' 4" narrowing to 9' 2" (5.41m x 4.06m) Double glazed window to front. Double glazed patio doors to rear. Decorative fireplace. Two radiators. Fitted carpet. BT & TV point. Wall lights.

### **Conservatory**

11' 3" x 7' 9" (3.43m x 2.36m) Double glazed window to sides and rear. Double glazed door to side. Two radiators. Karndean flooring. Wall lights. TV point.

### **Kitchen**

10' 2" x 9' max (3.10m x 2.74m) Double glazed window to rear. Double glazed door to rear. Range of base and wall units. Stainless steel sink unit. Bush electric oven. Electric hob. Extractor over. Space for fridge/freezer. Plumbing for washing machine. Radiator. Vinyl flooring. Recess lighting.

### **Bedroom One**

14' 4" x 11' 11" max (4.37m x 3.63m) Double glazed window to front and side. Two sets of double wardrobe cupboards. Radiator. Fitted carpet. TV point.

### **Bedroom Two**

11' x 8' 11" (3.35m x 2.72m) Double glazed window to rear. Radiator. Fitted carpet.

### **Shower Room**

Double glazed frosted window to side. White pedestal hand basin and walk in shower. Heated towel rail. Part tiled walls. Tiled floor. Shaver point.

### **Separate WC**

Double glazed frosted window to side. Modern low level WC and sink unit. Radiator. Tiled floor.

### **Exterior**

#### **Front Garden**

Laid to lawn with low wall to front boundary. Brick block driveway and turning area leading to

#### **Garage**

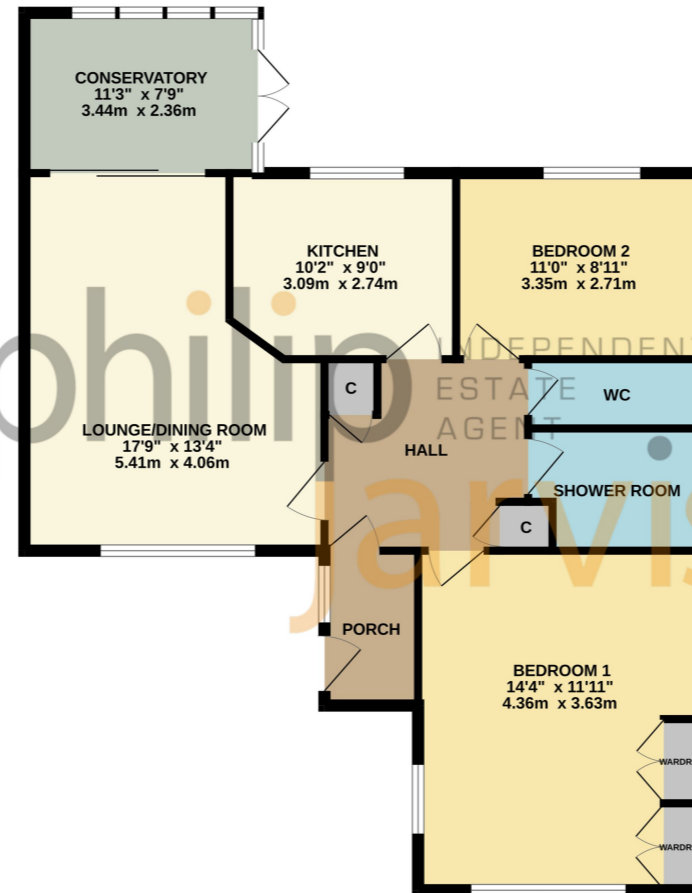
Up and over door. Power and lighting. Door to rear leading to garden.

#### **Rear Garden**

Approximately 50ft in length. Laid to lawn with large patio area. Summerhouse. Direct access to the Moat at the bottom of the garden. Garden shed. Side access.



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. Made with MemoPro ©2004.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	82
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</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.

naea  
propertymark

arlar  
propertymark

THE GUILD  
PROPERTY  
PROFESSIONALS



Viewing Strictly By Appointment With