



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+)	A		84
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	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



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 is included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.





14 Tatchell Drive, Charing, Kent. TN27 0GY.

£595,000 Freehold

Property Summary

"I was so impressed with both the space and arrangement of accommodation in this modern town house found within the ever popular Charing Green Development". - Philip Jarvis, Director.

There is no onward chain with this five double bedroom double fronted town house arranged over three floors.

Although built nearly twenty years ago, this home still has a modern feel and offers extremely well proportioned accommodation.

Downstairs there is a dual aspect sitting room, separate dining room and large kitchen/breakfast room. The two bedrooms on the first floor boast an ensuite bathroom and shower room and there is also the fifth bedroom currently used as a study. The large landing area has a Juliet balcony. There are two further double bedrooms and bathroom on the second floor.

Outside there is a most attractive landscaped rear garden measuring approximately 40ft by 40ft. There is an extensive patio area with four large shrub beds. The weatherboarded double garage and driveway is accessed via a wrought iron gate to the side of the property.

Charing is an ever popular village offering a wide range of amenities to include two village shops, a public library and Charing medical practice and pharmacy. Within walking distance, there is a primary school in the village along with a railway station providing access to London Victoria and Ashford International station and then to London St Pancras via the High Speed service. Junction eight of the M20 motorway is approximately ten miles away providing access to London by road.

Features

- Five Bedroom Link Detached Townhouse
- Arranged Over Three Floors
- Five Double Bedrooms
- Second Floor Bathroom
- Landscaped Rear Garden
- No Onward Chain
- Council Tax Band E
- Two Separate Reception Rooms
- Kitchen/Breakfast Room
- Two Ensuites
- Gated Driveway & Double Garage
- Popular Development
- EPC Rating: C

Ground Floor

Entrance Door To

Hall

Stairs to first floor. Radiator.

Cloakroom

White suite of low level WC and pedestal hand basin. Radiator. Extractor.

Sitting Room

22' 6" x 12' 3" (6.86m x 3.73m) Double glazed window to front and double glazed doors to rear. Fireplace with pebble effect gas fire. Two radiators.

Dining Room

12' 0" x 10' 2" (3.66m x 3.10m) Double glazed window to front. Radiator.

Kitchen/Breakfast Room

19' 4" x 11' 9" max (5.89m x 3.58m) Double glazed window to rear. Double glazed door to rear. Range of base and wall units. Stainless steel one and a half bowl sink unit. Corner carousel unit Bosch double electric oven. Neff electric hob with Siemens stainless steel extractor over. Integrated Bosch fridge/freezer. Neff Integrated dishwasher. Cupboard housing boiler. Tiled floor. Radiator. Utility area with plumbing for washing machine. Space for tumble dryer.

First Floor

Landing

Double doors to Juliet balcony. This would be an ideal area for a desk or chairs. Radiator. Airing cupboard. Stairs to second floor.

Bedroom One

17' 0" x 12' 3" (5.18m x 3.73m) Double glazed window to front. Radiator. Two sets of triple wardrobe cupboards and dressing table to one wall. Door to

Ensuite Bathroom

12' 3" x 5' 3" (3.73m x 1.60m) Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and panelled bath. Separate fully tiled shower unit. Part tiled walls. Radiator. Downlighting. Chrome towel rail.

Bedroom Two

13' 6" x 12' 0" (4.11m x 3.66m) Double glazed window to front. Radiator. Door to

Ensuite Shower Room

7' 0" x 5' 4" (2.13m x 1.63m) Double glazed window to front. White suite of low level WC, pedestal hand basin and fully tiled corner shower cubicle. Part tiled walls. radiator. Chrome towel rail. Downlighting. Extractor.

Bedroom Five/Study

9' 10" x 8' 9" (3.00m x 2.67m) Double glazed window to rear. Radiator. Range of built in cupboards and shelves to two walls

Second Floor

Landing

Access to loft. Radiator.

Bedroom Three

17' 6" x 12' 0" (5.33m x 3.66m) Double glazed window to front. Two radiators.

Bedroom Four

17' 6" x 12' 3" (5.33m x 3.73m) Double glazed window to front and side. Two radiators. Access to eaves space.

Bathroom

Double glazed panelled Velux windows to rear. White suite of low level WC, pedestal hand basin and panelled bath with separate shower unit. Shower screen. Chrome towel rail. Part tiled walls. Downlighting. Extractor.

Exterior

Front Garden

Small slated area to front with wrought iron railings. Path to front door.

Rear Garden

Approximately 40ft by 40ft. Extensive patio area leading to a landscaped mature garden of four shrub beds. Covered bin area. Pedestrian door to double garage. Wooden gate to driveway area.

Double Garage

Wrought iron gate leading to large driveway area and the weather boarded garage. Two up and over doors. Power and lighting. Pedestrian door to side.

Agents Note

There is a service charge on the Charing Green Development. As of 2024, the current service charge is £420.00 per annum. This includes the maintenance of the green open spaces including the main green and boundaries of the development.