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46 The Moat, Charing, Ashford, Kent. TN27 0JH.

£475,000 Freehold

Property Summary

"As I walked around this spacious home I could really see the vast potential throughout ". - Matthew Gilbert, Senior Branch Manager.

Available to the market is this incredibly versatile three/four bedroom detached family home located within one of the most sought after residential areas within the historic village of Charing. The property is situated only a few hundred meters from the High Street, the church and local sports and playing fields. It also enjoys the opportunity of permitted access to the Moat Lake and gardens.

This house is configured to include an entrance hall, large 21ft lounge and dining area, study/garden room, kitchen/breakfast room, cloakroom and fourth bedroom/TV snug room.

To the first floor there are three double bedrooms, a family bathroom, a large airing cupboard and two long cupboards within the eaves.

Externally this home is located on a corner plot which offers considerable gardens to the front and rear as well as two patio areas, a driveway and detached single garage, with an additional carport area alongside.

Charing village itself is incredibly desirable with a mix of shops, primary school, micro pub, active church, library and doctor's surgery. The village also supports great commuter links with easy access to the M20 and its own mainline railway station to London Victoria. Charing Station can also be used to link into a fast 37 minute service to London St Pancras via Ashford International Station.

This property does require extensive refurbishment but its key location and excellent potential to enhance and possibly extend should not be missed. Please book a viewing to avoid disappointment.

Features

- Four Bedroom Detached Home
- Central To High Street, Church & Sports and Playing Field
- Vacant Possession With No Forward Chain
- Driveway, Garage & Car Port Area
- Updating Required With Potential To Extend (subject to consents)
- Central Village Location
- Council Tax Band E
- Popular Residential Area
- Permitted Access To Moat Lake & Gardens
- Family Bathroom & Second WC
- Two Reception Areas
- Corner Plot
- Freehold Property
- EPC Rating: E

Ground Floor

Front Door To

Hall

BT point. Cupboard with shelving and radiator.

Lounge/Dining Room

21' 7" x 14' 2" (6.58m x 4.32m) Window to front. Windows and French doors to rear. Four radiators. Stairs to first floor. Wall lighting.

Kitchen/Breakfast Room

15' 11" x 8' 11" (4.85m x 2.72m) Door to rear access. Window to rear. Radiator. Base units. Sink. Space for gas cooker. Gas boiler. Cupboard. Localised tiling. Thermostat. Rear lobby to

WC

Obscured window to side. Low level WC, wash hand basin. Splash back tiling.

Study/Garden Room

11' 5" x 8' 7" (3.48m x 2.62m) Windows to both sides and rear. Door to rear access and patio area. Radiator.

Bedroom Four/TV Snug Room

10' 11" x 7' 8" (3.33m x 2.34m) Window to front.

First Floor

Landing

Window to side and rear. Double cupboard. Eaves cupboard. Hatch to loft access.

Bedroom One

12' 0" x 10' 11" (3.66m x 3.33m) Window to side. Radiator. Built in wardrobe and shelving. BT point.

Bedroom Two

13' 0" x 10' 11" (3.96m x 3.33m) Window to side and rear. Radiator. BT point. TV point.

Bedroom Three

13' 0" x 8' 5" (3.96m x 2.57m) Window to side. Radiator. Access to eaves storage.

Bathroom

Obscured window to side. Suite comprising of low level WC wash hand basin, bath with electric shower and glass screen. Radiator. Localised tiling.

Exterior

Front Garden

Two large areas laid to lawn. Mature shrubs and trees. Pathway to front door and side access. Outside light. Post box. Brick boundary walls. Pedestrian side access.

Driveway

Driveway and car port for two vehicles leading to

Garage

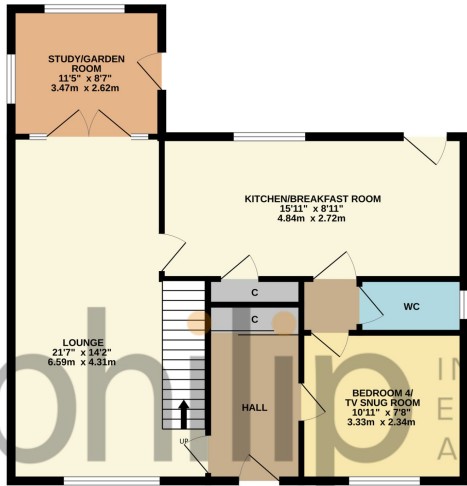
Single garage. Pedestrian side access. Window to side.

Rear Garden

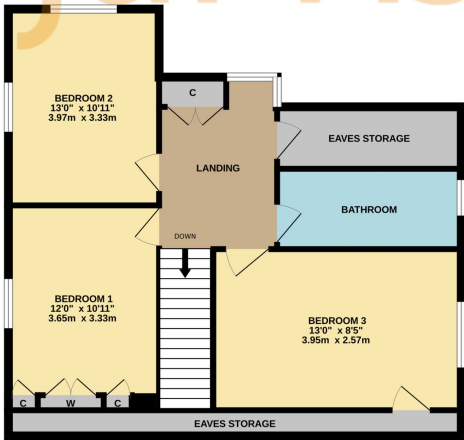
Substantial rear garden. Mainly laid to lawn. Two paved patio areas. Hedge border. Mature plants and trees. Outside light. External tap. Side access.



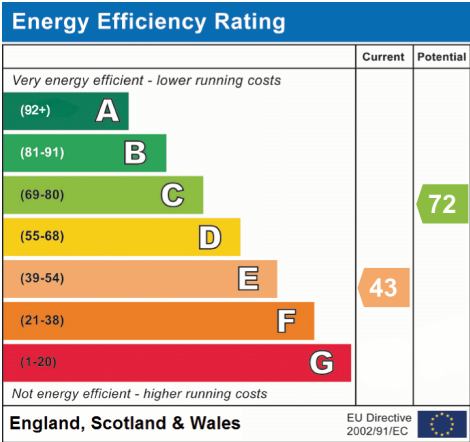
GROUND FLOOR



1ST 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 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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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.

