

Redruth | Broomfield Road | Kingswood
| Maidstone | ME17 3NY

- Extended Four Bedroom Detached Chalet Bungalow
- Summer House
- Plot Measures 2/3 Of An Acre
- Wheelchair Friendly
- Dressing Room & Ensuite To Master
- Detached Garage & Workshop
- EPC Rating: D



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Available to the market is this exceptional four bedroom detached chalet bungalow sitting on a substantial plot within the village of Kingswood.

The accommodation to the ground floor consists of an entrance hall, lounge, kitchen/breakfast room, orangery, bathroom, master bedroom with dressing area and ensuite and fourth bedroom. To the first floor there are two bedrooms and a shower room.

Added to this there are vast front and rear gardens with many outbuildings, two workshops as well as a new summer house with extensive decking area. This property is presented to a very high standard and offers extremely versatile accommodation which has been thoughtfully designed to benefit wheelchair access both inside and outside the property.

This property really needs to be viewed to appreciate everything on offer so book a viewing without delay to avoid disappointment.

Ground Floor

Front Door To Porch

Double glazed window to front. Double glazed window to side. Coat hook.

Inner Hallway

Wall and ceiling lights. Radiator. BT point. Wall mounted thermostat. Stairs to first floor landing. Storage cupboard housing water tank. Cupboard housing consumer unit.

Kitchen/Breakfast Room

6.50m x 2.97m (21' 4" x 9' 9") Two double glazed windows to side. Double glazed French doors to rear. Wall mounted Worcester gas boiler. Radiator. Bespoke kitchen fitted with wall and base units. Breakfast bar area. Sink and drainer. Space for white goods and American style fridge/freezer. Localised tiling.

Lounge

6.20m x 2.54m (20' 4" x 8' 4") Double glazed window to side. Double glazed French doors to rear. TV point. Wall and ceiling lights with fan.

Orangery

22' 11" x 12' 4" (6.98m x 3.76m) Double glazed windows to both sides. Double glazed door to side. Double glazed French doors to rear. Radiator.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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Bathroom

Double glazed window to rear. Radiator. Localised tiling. Suite comprising of low level WC, wash hand basin with cabinet and stand above bath. Extractor.

Bedroom One

3.61m x 3.61m (11' 10" x 11' 10") Double glazed bay window to front. Radiator. TV point.

Dressing Room

13' 7" x 6' 7" (4.14m x 2.00m) Double glazed window to front. Two sets of glass front sliding wardrobes. Standard style glass front double wardrobe.

Ensuite

Double glazed obscured window to rear. Localised tiling. Suite comprising of low level WC, wash hand basin and shower cubicle. Chrome heated towel rail. Extractor.

Bedroom Four

10' 3" x 8' 11" (3.12m x 2.73m) Double glazed window to front. Radiator.

First Floor

Stairs To First Floor Landing

Velux window. Smoke alarm.

Bedroom Two

2.95m x 2.69m (9' 8" x 8' 10") Double glazed window to side. Radiator. Cupboard into eaves.

Bedroom Three

3.45m x 3.56m (11' 4" x 11' 8") Double glazed window to rear. Radiator. Cupboard with built in storage. Separate cupboard into eaves.

Shower Room

Double glazed window to side. Radiator. Extractor. Suite of low level WC, wash hand basin and shower cubicle.

Exterior

Front

Brick block area for parking and pathway leading to front door. Outside light. Outside tap. Shrubs to front borders. Vehicular side access. Power supply.

Parking

Ample parking for large number of vehicles.

Workshop/Garage

Double glazed window to side. Door to side. Electric up and over door. Power and light. Parking for single car. Wall and base units. Consumer unit.

Rear Garden

Large rear garden mainly laid to lawn. Sandstone patio to rear. Outside tap. Power supply. Various outbuildings. Gate leading to further garden area. Recently erected summer house with both inside an outside power available and raised decking entertainment area. Outside lights. Outside power.

Separate Workshop

Double glazed French doors to rear. Power and light.



Local Information

Kingswood is a popular village boasting a Primary School and local shop with Post Office facilities. The larger villages of Lenham and Headcorn are only a short drive away. The M20 is accessible via Junction 8 via the A20 and there are mainline stations to London at Lenham, Harrietsham & Charing.

Directions

On leaving the office turn left and take the high street out of the village. Having passed through Sandway take the right turning towards Kingswood as you enter Platts Heath. Stay on this road for about 3 miles and eventually you will enter Kingswood. Take the right turning onto Gravelly Bottom Road by the Kingswood village hall. At the next junction take the right onto Broomfield Road where the property can be found on your left hand side.



Viewing strictly by appointment with
Philip Jarvis Estate Agent
 1 The Square, Lenham, Kent ME17 2PH.
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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 the 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 is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

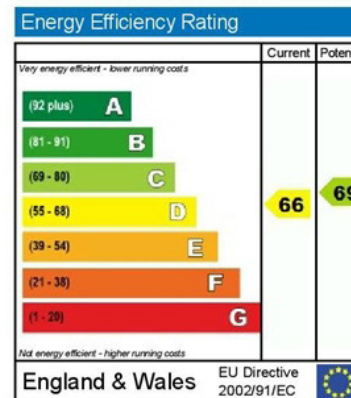
Energy Performance Certificate



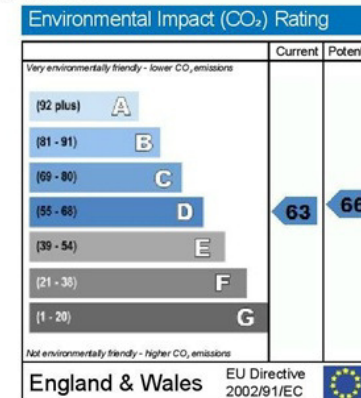
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Dwelling type: Detached bungalow
 Date of assessment: 26 April 2011
 Date of certificate: 28 April 2011
 Reference number: 8504-4268-5629-4626-4493
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 123 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	196 kWh/m ² per year	179 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	4.2 tonnes per year
Lighting	£113 per year	£56 per year
Heating	£703 per year	£679 per year
Hot water	£110 per year	£110 per year

You could save up to £80 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.