



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



2 The Forge, Forstal Road, Egerton, Ashford, Kent. TN27 9EH.

£375,000 Freehold

Property Summary

"This neat three bedroom detached house is so well positioned in the heart of Egerton Forstal". - Philip Jarvis, Director.

No onward chain with this modern three bedroom detached house found in Egerton Forstal.

Downstairs there are two reception areas plus a well proportioned kitchen and useful cloakroom. Upstairs there are three bedrooms and a shower room where the bathroom was originally.

There is a driveway to one side leading to the garage. There is an enclosed rear garden measuring approximately 20ft by 40ft.

Egerton Forstal is a most popular location found just outside Egerton. It is well positioned for the busy villages of Lenham and Headcorn, both with their own railway stations and wide range of amenities.

Features

- Three Bedroom Modern Detached House
- Living Room & Dining Area
- Downstairs Cloakroom
- Modern Shower Room
- Garage & Driveway To Side
- EPC Rating: D
- Rural Egerton Forstal Location
- Fitted Kitchen
- Three Double Bedrooms
- No Onward Chain
- Council Tax Band E

Ground Floor

Entrance Door To

Cloakroom

Double glazed frosted window to side. White low level WC. Part tiled walls. Tiled floor.

Living Room Area

12' 6" x 10' 2" (3.81m x 3.10m) Double glazed window to front. Fireplace with electric fire. Radiator. Arch to

Dining Room Area

10' 2" x 7' 10" (3.10m x 2.39m) Double glazed window to rear. Radiator.

Kitchen

12' 2" x 9' 6" (3.71m x 2.90m) Double glazed window to front and double glazed doors to side. Range of base and wall units. Hotpoint built in double electric oven and Hotpoint electric hob with extractor over. Plumbing for washing machine. Plumbing for slimline dishwasher. Space for fridge/freezer. Stainless steel sink bowl sink unit. Tiled floor. Radiator.

First Floor

Landing

Double glazed window to front. Airing cupboard. Access to loft.

Bedroom One

11' 8" x 9' 10" (3.56m x 3.00m) Double glazed window to rear. Radiator.

Bedroom Two

9' 10" x 8' 8" (3.00m x 2.64m) Double glazed window to front. Radiator.

Bedroom Three

9' 10" x 8' 8" (3.00m x 2.64m) Double glazed window to rear. Radiator.

Shower Room

Double glazed frosted window to side. This was formally the bathroom. White suite of concealed low level WC, vanity hand and fully tiled shower cubicle. White towel rail. Tiled floor.

Exterior

Front Garden

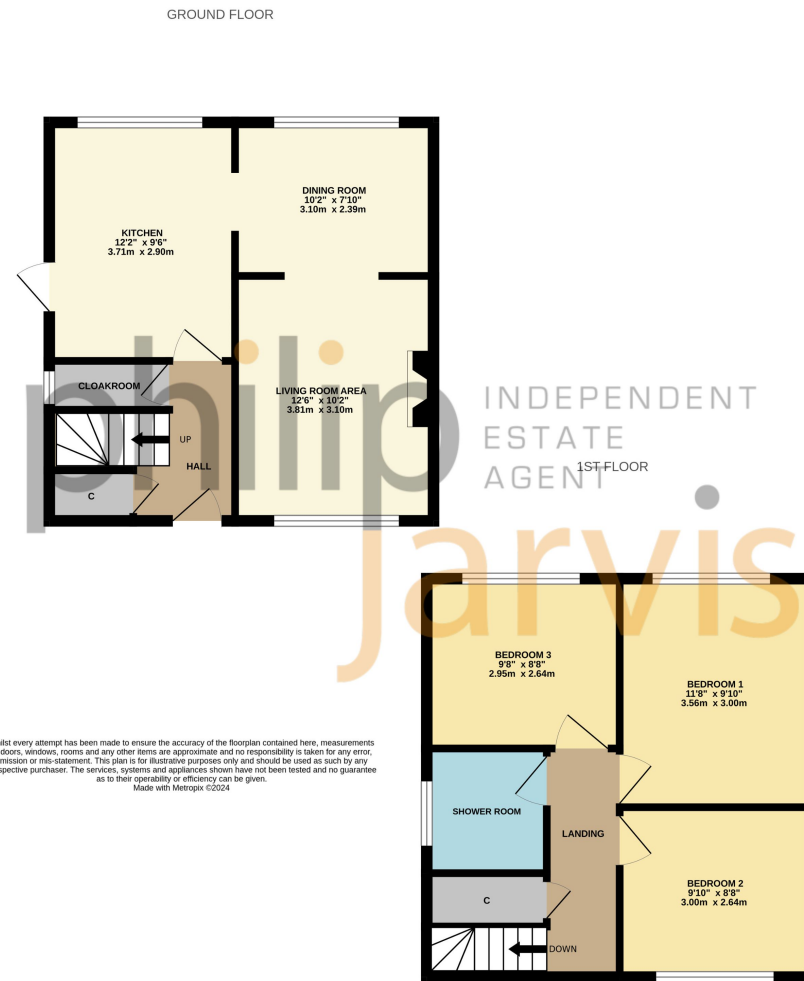
Area to lawn. Path to front door.

Rear Garden

Enclosed garden approximately 20ft by 40ft. Laid to lawn with patio area. Shrub beds. Side access.

Garage

Single driveway leading to garage. Up and over door. Power and lighting. Door to side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(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 included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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