



philip INDEPENDENT
ESTATE AGENT
Jarvis

Rose Bungalow, Lenham Road, Kingswood, Maidstone, Kent. ME17 1LU.

£550,000 Freehold



Property Summary

Presenting to the market for the first time in nearly 50 years is this incredibly well presented detached bungalow set in a semi rural location on the edge of Ulcombe village. Offering vast amounts of versatile accommodation, beautiful gardens and a private woodland, there really is so much to see.

To the front door there is a porch, large lounge/diner, kitchen, conservatory and family bathroom. There is a master bedroom with ensuite as well as three further double bedrooms.

Externally to the front there is an in and out driveway leading to side access with large side garden with workshop and log store. The rear gardens are beautifully presented with mature shrubs, plants and trees to borders. This leads to a private woodland area which leads to a pond.

Added to this the property benefits from UPVC double glazing throughout and oil fuel central heating. A property like this rarely becomes available and should be viewed to appreciate all on offer as well as the potential to put your own stamp on this family home.

Features

- Four Bedroom Detached Bungalow
- Plot Measuring Approximately 2/3 Of An Acre
- Oil Fired Central Heating
- Conservatory
- Semi Rural Location
- Ensuite To Master Bedroom
- Private Woodland With Pond
- EPC Rating: E

Ground Floor

Front Door To

Porch

Double glazed window to front. Consumer Unit. Electric meter. Inner door to

Lounge

15' 11" x 14' 1" (4.840m x 4.292m) Double glazed bay window to front. Double glazed window to side. feature fireplace. Radiator. Tv & BT point.

Dining Area

12' 0" x 10' 0" (3.655m x 3.041m) Double glazed bay window to front. Double glazed window to side. Radiator.

Inner Hall

Storage cupboard. Door to

Kitchen

16' 7" x 11' 6" narrowing to 6' 7" (5.042m x 3.510m) Double glazed window to side and rear. Double glazed door to rear. Range of base and wall units. Integrated Miele induction hob with stainless steel extractor over. Built in Miele microwave and separate oven . Built in fridge/freezer. One and a half bowl sink unit. Oil fired store with boiler.

Conservatory

27' 11" x 10' 1" narrowing to 6' 2" (8.517m x 3.076m) Double glazed side door. Double glazed French doors to rear. Double glazed window to both sides and rear. Air conditioning. unit.

Rear Hall

Hatch to loft access with ladder.

Bedroom One

13' 8" x 9' 7" (4.161m x 2.922m) Double glazed sliding door to rear. Radiator. Built in double wardrobe. Air conditioning unit. Hatch to loft access. Shelving.

Ensuite

Double glazed window to rear. Suite comprising of low level WC, wash hand basin with cupboard under and panelled path with separate shower attachment. Chrome heated towel rail. Localsied tiling.

Bedroom Two

14' 9" x 9' 10" (4.507m x 3.005m) Double glazed window to side. Double glazed sliding doors to rear. Radiator.

Bedroom Three

12' 0" x 10' 1" (3.649m x 3.062m) Double glazed window to side. Radiator.

Bedroom Four

12' 0" x 9' 9" (3.658m x 2.979m) Double glazed window to side. Double glazed bay window to front. Radiator.

Exterior

Front Garden

Shrubs and bushes to all borders. Side access.

Parking

Shingled in and out driveway with parking to one side for several vehicles.

Rear Garden

Mainly laid to lawn. Block paved patio area with raised brick flower beds. Mature shrubs, trees and fig trees laid to borers. Small shingled area. Water butt. Small nature pond with wild grasses and flowers to sides.

Woodland Area

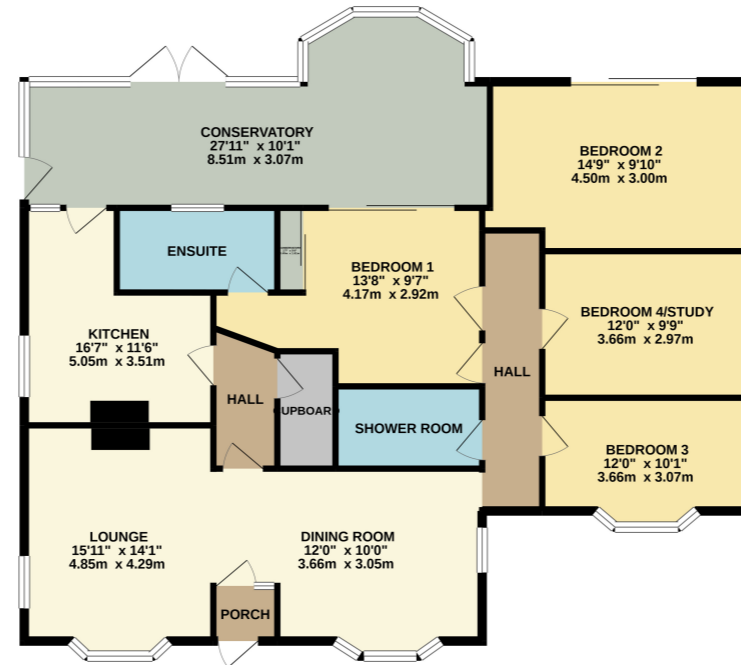
Extensive private woodland at the end the lawned garden. Two greenhouses to remain. Woodland walk leading to private pond.

Side Garden

Paved side patio with side access. Shingled area. Oil tank. Large covered area used as a log store. Large wooden workshop to remain.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error or omission of measurement. This plan is for guidance only and should be used as such by the 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 Metrepa (©2021)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	42	
(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 contract, 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.