











Situated in a quiet cul-de-sac in the picturesque village of Elham, this four-bedroom detached bungalow offers spacious and versatile living. The accommodation includes an entrance porch, a bright living/dining room, a well-fitted kitchen, four bedrooms, an en suite shower room, and a main bathroom. Outside, the property features a front garden, a driveway providing parking, a garage, and an enclosed rear garden offering privacy and outdoor space. Offered with no forward chain, this charming bungalow presents an excellent opportunity to enjoy village living in a sought-after location. EPC RATING = D

**Guide Price £465,000**

- Tenure** Freehold
- Property Type** Detached Bungalow
- Receptions** 1
- Bedrooms** 4
- Bathrooms** 2
- Parking** Driveway & Garage
- Heating** Oil
- EPC Rating** D
- Council Tax** Band E
- Folkestone & Hythe





**Situation**

The property is situated towards the end of 'Hog Green' a quiet cul de sac in the village of Elham, which offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, small supermarket, Three public houses to choose from including the recently refurbished Kings Arms which has been transformed inside and out offering quality food and drink to the villagers and its visitors. In the nearby town of Folkestone there are mainline railway stations with High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel. Regular bus services to Canterbury and Folkestone via surrounding villages.

**The accommodation comprises**

Entrance porch

Living/Dining room

21' 0" x 18' 0" (6.40m x 5.49m)

Kitchen

8' 11" x 8' 7" (2.72m x 2.62m)

Bedroom two

12' 8" x 9' 9" (3.86m x 2.97m)

Bedroom three

16' 4" x 8' 5" (4.98m x 2.57m)

Bedroom four

7' 11" x 5' 1" (2.41m x 1.55m)







Bathroom  
6' 5" x 6' 0" (1.96m x 1.83m)

Rear hallway

Bedroom one  
15' 3" x 14' 2" (4.65m x 4.32m)

En suite shower room

Outside  
Front garden & Driveway

Garage  
20' 6" x 8' 2" (6.25m x 2.49m)

Rear garden













Approximate Gross Internal Area = 95 sq m / 1027 sq ft  
Garage = 16 sq m / 167 sq ft

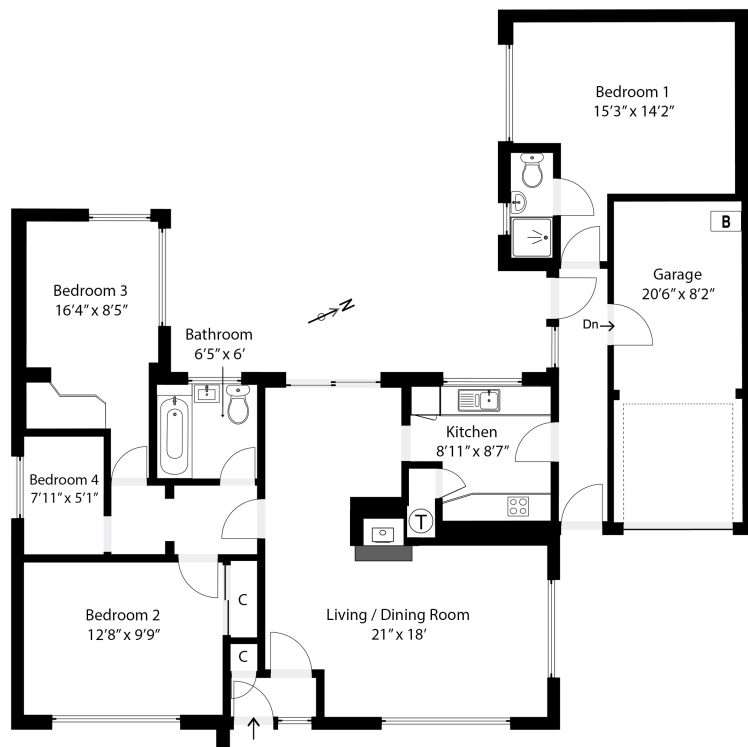


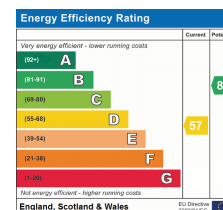
Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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