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INDEPENDENT  
ESTATE  
AGENT

## **Property Summary**

"What a cosy home the current owners have created. If you require lateral living you should view". - Sam Newman, Marketing Consultant.

Available to the market is this well presented two bedroom detached bungalow found off Green Lane in Langley Heath.

Having been built in 2008, this property is in good decorative order throughout and should be viewed to be fully appreciated.

Upon arriving at the bungalow you enter through a newly erected porch and then into the hallway. The internal layout is configured to include two bedrooms to the front, a shower room and then open plan living to the rear which includes the kitchen, lounge and dining space. From the lounge area are two sets of patio doors to the enclosed rear garden, which boasts a new summerhouse.

The property benefits from double glazed windows throughout and gas central heating.

Externally, to the front you find the driveway which has space to park several vehicles.

The neighbouring village of Langley features a church, village hall and two local pubs. The nearby villages of Bearsted, Lenham and Headcorn provide a wider range of amenities. There is also easy access to the M20, which is found at junction eight near Leeds Castle.

## **Features**

- Detached Bungalow
- Open Plan Kitchen Lounge Diner
- Shower Room
- EPC Rating: C
- Two Bedrooms
- Driveway For Multiple Vehicles
- Well Presented Throughout
- Council Tax Band C



## **Ground Floor**

### **Front Door To**

### **Porch**

Double glazed windows to side. Hand rails. Recess light. Door to

### **Hallway**

Radiator. Loft hatch. Fitted carpet. Thermostat. Cupboard housing consumer unit, alarm panel and shelving. Double doors to

### **Open Plan Lounge/Kitchen/Diner**

22' 10" x 15' 1" (6.96m x 4.60m) Three double glazed windows to side. Two separate patio doors onto garden. Feature fireplace with brick surround. Two radiators. Fitted carpet. Recess lighting. TV point. BT point. Kitchen area includes a range of modern base and wall units. One and a half composite sink. Gas hob and electric oven. Extractor over with light. Space for fridge/freezer. Space for washing machine. Localised tiling. Porcelain tiled floor. Cupboard housing Worcester boiler.

### **Bedroom One**

10' 10" x 9' 10" (3.30m x 3.00m) Double glazed window to front. Radiator. Fitted carpet.

### **Bedroom Two**

10' 10" x 6' 8" (3.30m x 2.03m) Double glazed window to front. Radiator. Fitted carpet.

### **Shower Room**

Double glazed obscured window to rear. Chrome heated towel rail. Modern suite comprising of low level WC. Sink with vanity unit. Large shower with Aqualisa attachments. Localised tiling. Vinyl flooring. Shaver point. Extractor. Electric heater.

### **Exterior**

### **Rear Garden**

Patio area. Laid to lawn. Fully enclosed. Summerhouse to rear. Pedestrian access with gate to side. Leading to

### **Driveway**

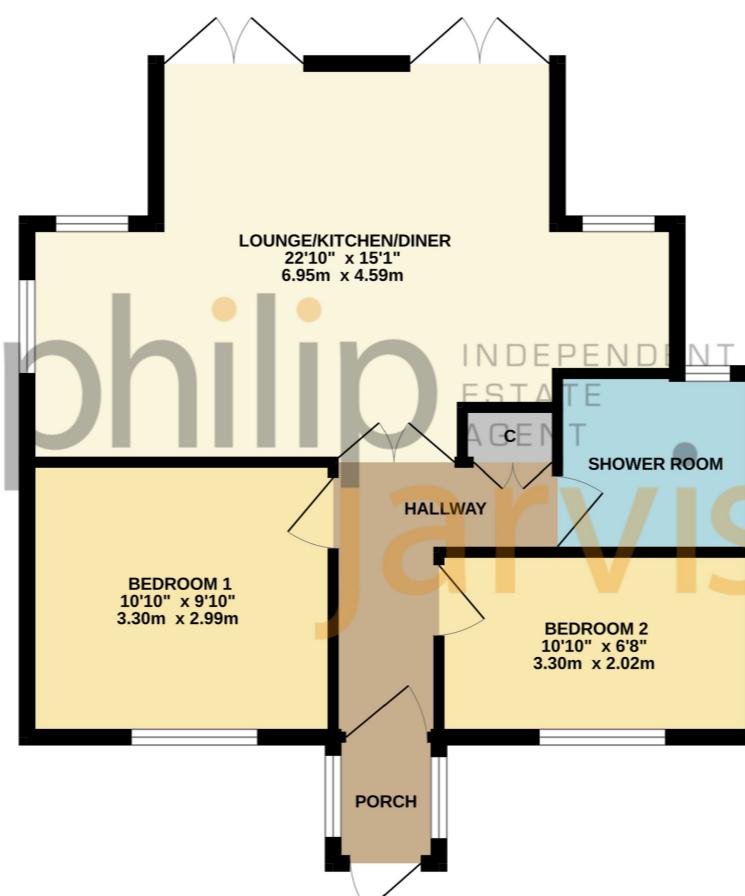
Parking for several vehicles and bin store.

### **Agents Note**

Porters Rest own the driveway. Next door have a right of way to their driveway for on and off access only.



GROUND 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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 is included this is for the general guidance only. It is not to scale and its accuracy cannot be confirmed.

