

philip INDEPENDENT
ESTATE
AGENT
Jarvis



The Brackens, Leeds Road, Langley, Maidstone, Kent. ME17 3JN.

£550,000 Freehold

Property Summary

"I really like this four bedroom detached house in Langley. Well proportioned rooms, and a great opportunity for a purchaser to their own stamp on their new home". - Philip Jarvis, Director.

A modern four bedroom detached house found in the popular village of Langley.

Although requiring some updating, the property does benefit from a modern bathroom and shower room.

The accommodation is arranged with two reception areas with the dining area leading through to the conservatory. There is a large kitchen/breakfast room and useful utility room and cloakroom.

Upstairs there is a large landing with four well proportioned bedrooms with the master bedroom boasting an ensuite shower room.

There is an integral garage and a large 160ft rear garden with extensive patio area. Beyond the garden on a separate title is an additional piece of land measuring approximately 0.4 of an acre.

Langley is a popular village found south of Maidstone. There is good access to both Headcorn and Hollingbourne with railway stations and the M20 motorway and county town of Maidstone are only a short drive away.

Features

- Modern Four Bedroom Detached House
- Conservatory Overlooking Garden
- Modern Bathroom & Ensuite Shower Room
- 160ft Rear Garden
- No Onward Chain
- EPC Rating: D
- Two Reception Areas
- Kitchen/Breakfast & Utility Room
- Integral Garage
- Double Glazing & Gas Central Heating
- Popular Village Location
- Council Tax Band F

Ground Floor

Entrance Door To

Hall

Stairs to first floor. Understairs space. Radiator. Door to garage.

Cloakroom

Double glazed window to side. White suite of concealed low level WC and wall hung hand basin. Chrome towel rail. Part tiled walls. Tiled floor.

Sitting Room

15' 7" into bay x 10' 0" (4.75m x 3.05m) Double glazed square bay to front. Radiator. Leads through to

Dining Room Area

16' 3" x 10' 0" (4.95m x 3.05m) Double glazed patio doors to conservatory. Radiator. pebble effect fire (not tested).

Conservatory

15' 4" max x 9' 8" (4.67m x 2.95m) Double glazed windows to sides and rear. Double glazed doors to side. Tiled floor. Feature vertical radiator.

Kitchen/Breakfast Room

14' 4" narrowing to 5' 10" x 11' 8" narrowing to 8' 0" (4.37m x 1.78m x 3.56m x 2.44m) 'L' shaped room. Double glazed window to rear. Range of base and wall units. Granite worktops with twin inset stainless steel sink unit. Hotpoint electric oven and electric hob with extractor over. Integrated dishwasher. Radiator. Downlighting. Tiled floor. Door to

Utility Room

Double glazed window and door to side. Range of base and wall units. Stainless steel single bowl sink unit. Plumbing for washing machine. Space for tumble dryer. Tiled floor.

First Floor

Landing

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

Bedroom One

14' 4" max x 11' 6" max (4.37m x 3.51m) Double glazed window to rear. Radiator. Fitted wardrobe cupboards.

Ensuite Shower Room

Double glazed frosted window to side. White suite of concealed low level WC, wall hung rectangular hand basin and fully tiled shower unit. Fully tiled walls and floor. Chrome towel rail. Downlighting. Extractor.

Bedroom Two

14' 8" to wardrobe door x 10' 0" (4.47m x 3.05m) Double glazed window to rear. Radiator. Sliding door wardrobes to one wall.

Bedroom Three

12' 7" x 10' 0" (3.84m x 3.05m) Double glazed window to front. Radiators.

Bedroom Four

12' 0" x 8' 0" (3.66m x 2.44m) Double glazed windows to front. Radiator.

Bathroom

Double glazed frosted window to side. Modern white suite of concealed low level WC, vanity hand basin and panelled bath with separate Aqualisa shower unit. Fully tiled walls and floor. Downlighting. Extractor Chrome towel rail.

Exterior

Front Garden

The front garden is predominately a parking area for numerous cars. There are shrub beds to either side. There is pedestrian access to both sides of the house.

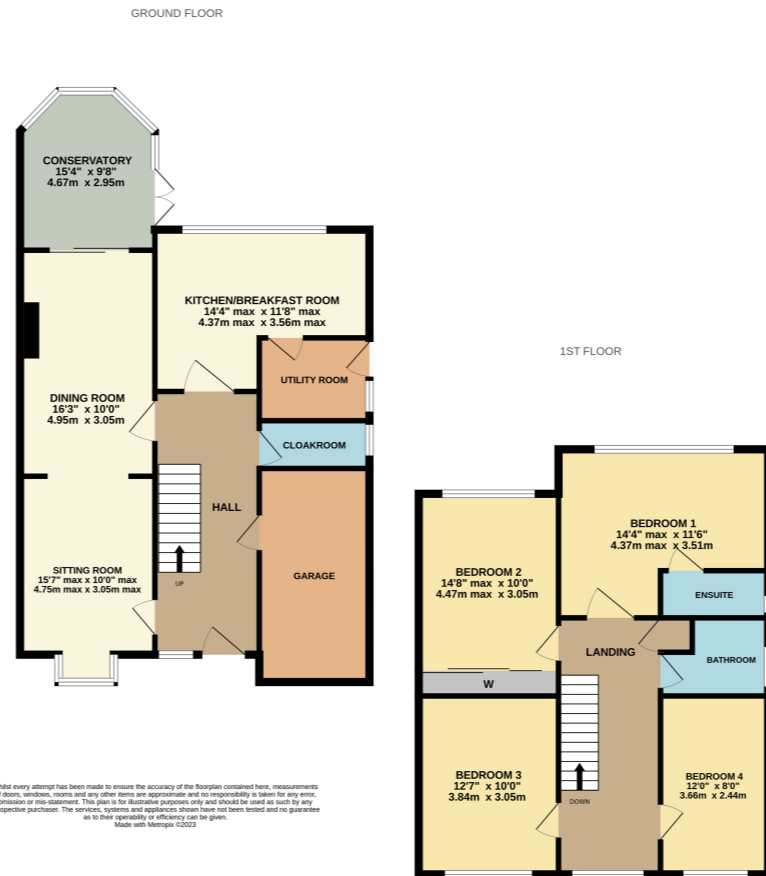
Rear

The rear garden measures approximately 160ft in length. Laid mainly to lawn with an extensive patio area. There is a path that leads through the garden and a trellised area that breaks the garden up. There is a garden shed, greenhouse and concrete shed. There is also a vegetable patch to the bottom of the garden.

Beyond this garden area on a separate title is an area of land approximately 0.4 acres that is included in the sale.

Garage

Up and over door. Power and lighting. Pedestrian door to hall. Wall mounted boiler.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(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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