



philip INDEPENDENT
ESTATE
AGENT
Jarvis



Downside Headcorn Road, Grafty Green, Kent. ME17 2AN.

£645,000 Freehold

Property Summary

'I was so taken by the size and space of this three bedroom bungalow. What is more, it is found set back from the road in the popular village of Grafty Green.' - Philip Jarvis (Director)

A spacious three bedroom attached bungalow found in Grafty Green. The current owners have spent much time developing their property into what is now a most comfortable well proportioned home.

Both Downside and the bungalow next door were originally linked detached but both properties have converted their garages into bedrooms which for Downside, means the extra bedroom has enabled there to now be a separate dining room in addition to there still being three bedrooms.

There is ample living space with a large sitting room and impressive 29ft conservatory which runs across the rear of the bungalow looking out over the garden.

Bedroom one currently has a dressing area and ensuite shower room. There are two further bedrooms and second shower room.

Set back from the road, there is a mature front garden with a large shingled driveway area. The attractive rear garden measures approximately 45ft in length with two patio areas and a large garden shed.

Grafty Green is a popular village found between the larger villages of Lenham and Headcorn. Both of those villages have primary schools and railway stations to various London stations. The M20 motorway is only a short drive away at Leeds village.

Features

- Three Bedroom Attached Bungalow
- 20ft Kitchen/Breakfast Room
- Well Fitted Kitchen
- Two Further Bedrooms & Shower Room
- Large Shingled Parking Area
- Popular Village Location
- EPC Rating: D
- Large Sitting Room & Dining Room
- 29ft Conservatory Overlooking Garden
- Ensuite To Bedroom One
- Set Back From The Road
- Attractive 45ft Garden With Decking Area
- Council Tax Band E

Ground Floor

Entrance Door To:

Hall

Radiator with decorative cover. Access to loft. Downlighting.

Sitting Room

22' 3" x 11' 11" (6.78m x 3.63m) Double glazed windows to front and side. Two radiators. Arch to:

Kitchen/Breakfast Room

20' 1" x 9' 10" (6.12m x 3.00m) Double glazed window to front and side. Extensive range of wall and base units. Bellino electric range with AEG extractor hood over. Plumbing for washing machine and dishwasher. Space for tumble dryer. Space for American style fridge/freezer. Radiator. Downlighting. Luxury vinyl flooring.

Conservatory

29' 10" x 11' 6" (9.09m x 3.51m) Double glazed window to rear. Double doors to rear. Two radiators. Feature log burner. The current owners have installed a ceiling in the conservatory.

Dining Room

11' 11" x 11' 4" (3.63m x 3.45m) This was formerly a bedroom. Double glazed patio doors to rear. Radiator with decorative cover.

Bedroom One

25' 2" max 8' 6" (7.67m x 2.59m) Double glazed window to front. Radiator. The vendors have a freestanding wardrobe that comes into the room creating a dressing area.

Ensuite Shower Room

Double glazed frosted window to rear. White suite of consealed low level WC and vanity hand basin. Large shower cubicle. Fully tiled walls. Extractor. Downlighting. Tiled floor.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m) Double glazed window to rear. Radiator.

Bedroom Three

9' 8" x 8' 10" (2.95m x 2.69m) Double glazed window to rear. Radiator. Laminate floor. Hot water cylinder.

Shower Room

9' 3" x 5' 4" (2.82m x 1.63m) This was formerly the bathroom. Double glazed frosted window to side. White suite of low level WC, vanity hand basin and walk in shower cubicle. Fully tiled floor and walls. Chrome towel rail. Downlighting. Extractor.

Exterior

Front

Large area laid to lawn with shrubs and trees to the front. Raised beds.

Driveway

Long shingled driveway for numerous cars.

Rear

Approximately 45ft in length. Extensive patio area. Laid to lawn with raised beds. Further patio area to the bottom of the garden. Large garden shed measuring 14' 0" x 11' 0" (4.27m x 3.35m).

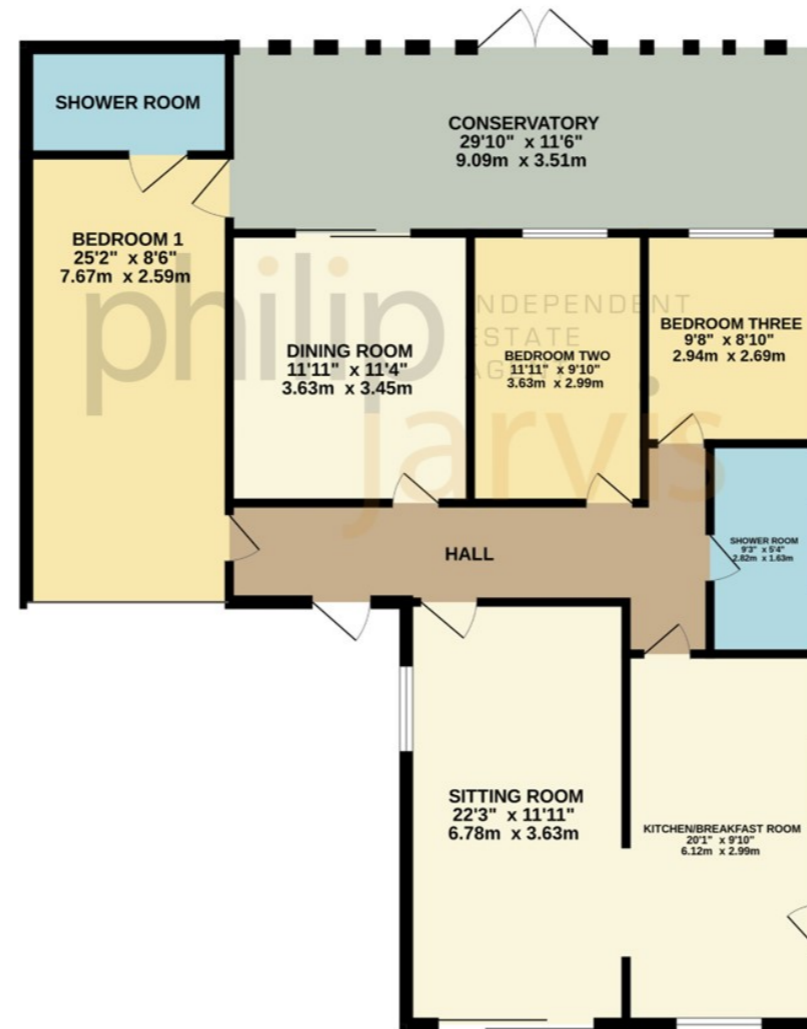
Agent's Note:

1. The vendors have informed us that in addition to the oil boiler that heats the bungalow and provides hot water, they have an electric heat pump water heater system that provides an alternative source of hot water.

2. In accordance with The Estate Agents Act 1979, we hereby declare that the owners of this property are related to employees of Philip Jarvis Estate Agent Ltd.



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, systems and appliances shown 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		
(69-80) C		77
(55-68) D	66	
(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.

