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**Medusa, Broomfield Road, Kingswood, Maidstone, Kent. ME17 3NY.**

**£725,000 Freehold**

## Property Summary

"Medusa is a really impressive bungalow. Plenty of space and a large mature plot of over half an acre". - Philip Jarvis, Director.

An internal viewing comes most recommended to full appreciate everything this three bedroom detached bungalow has to offer.

The spacious accommodation is arranged with three reception areas to include a sitting room, dining room and conservatory. There is also a kitchen/breakfast room and large utility room leading out to the garden.

The master bedroom has a dressing area leading to the ensuite shower room. There are two further double bedrooms and large shower room.

In our opinion the bungalow is particularly well presented and there is also double glazing and gas central heating.

The overall plot measures approximately 0.6 acres with a 400ft rear garden laid mainly to lawn with mature trees and shrubs.

To the front there is an extensive driveway area and double garage to one side.

Kingswood is a popular village with a convenience store and primary school. The larger villages of Lenham and Headcorn offer a wide range of amenities to include railway stations. There is also access to the M20 motorway at junction eight by Leeds Castle.

## Features

- Spacious Three Bedroom Detached Bungalow
- Kitchen/Breakfast Room
- Dressing Room & Ensuite To Main Bedroom
- Overall Plot of Approximately 0.6 Acres with 400ft Rear Garden
- Large Driveway & Double Garage
- Council Tax Band F
- Three Reception Areas
- Large Utility Room
- Two Further Double Bedrooms
- Sunny Aspect Garden
- Well Presented Throughout
- EPC Rating: C

## **Ground Floor**

### **Door To**

### **Entrance Hall**

Double glazed frosted window to front. Tiled floor. Radiator with decorative cover. Two cupboards. Access to loft. Double doors to

### **Sitting Room**

21' 0" x 11' 0" (6.40m x 3.35m) Two double glazed window to front. Two radiators. Brick fireplace with capped gas fire. Arch.

### **Dining Room**

11' 7" x 10' 9" (3.53m x 3.28m) Double glazed doors to conservatory. Radiator.

### **Conservatory**

13' 0" x 10' 6" (3.96m x 3.20m) Double glazed windows to side, front and rear. Double glazed doors to rear. Radiator. Tiled floor

### **Kitchen/Breakfast Room**

16' 5" x 12' 8" (5.00m x 3.86m) Double glazed window to rear. Range of base and wall units. Multi fuel range cooker with extractor hood over. Space for American style fridge/freezer. Space for dishwasher. White single bowl sink unit. Double cupboard with airing cupboard and boiler. Tiled walls. Exposed brickwork to part of one wall. Tiled floor.

### **Utility Room**

10' 4" x 6' 7" (3.15m x 2.01m) Double glazed window to side. Double glazed door to rear. Range of base and wall units. Stainless steel round bowl sink unit. Plumbing for washing machine. Space for tumble dryer.

### **Bedroom One**

13' 0" x 12' 0" (3.96m x 3.66m) Double glazed window to rear. Radiator. Arch to dressing area with two sets of triple wardrobe cupboards. Door to

### **Ensuite Shower Room**

Double glazed frosted window to rear. White suite of low level WC and large vanity hand basin. Panelled shower cubicle. Tiled walls. Tiled floor. White towel rail.

### **Bedroom Two**

13' 0" x 10' 0" (3.96m x 3.05m) Double glazed window to front. Radiator. Double wardrobe cupboard.

### **Bedroom Three**

13' 0" x 9' 4" (3.96m x 2.84m) Double glazed window to front. Radiator. Storage cupboard. Double wardrobe cupboard.

### **Shower Room**

This was formerly a bathroom. Double glazed frosted window to rear. White suite of low level WC and pedestal hand basin. Large panelled walk in shower cubicle. Fully tiled walls. White towel rail.

### **Exterior**

#### **Front Garden**

Area to lawn. Mature trees. Driveway leading to five bar gate. Further driveway and turning area leading to double garage. There is a brick block path to the front door and side of property.

#### **Rear Garden**

The garden is approximately 400ft in length with a sunny aspect. There is an extensive brick block patio area with raised pond and vegetable bed. The garden is laid mainly to lawn with a mix of mature shrubs and trees. A gate leads to a further garden area at the bottom of the plot. There is also a greenhouse and two garden sheds. There is also side access to both sides of the bungalow. There is a five bar gate to one side and pedestrian gate to the other side. There is a useful covered area to this side of the bungalow that leads to the side of the double garage.

#### **Double Garage**

The garage measures 17' 6" x 17'. There is power and lighting and door to one side. Window to side. Potential eaves storage space.

#### **Agents Note**

1. There is a solar panel system fitted to the property.



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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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	100
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	78
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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