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**81 Charlesford Avenue, Kingswood, Kent. ME17 3PH.**

**£600,000 Freehold**

## Property Summary

"This home is so deceptively spacious and I just love the plot size". - Matthew Gilbert, Branch Manager.

Book now to view this exceptional four bedroom detached chalet bungalow found in the sought after village of Kingswood.

The property to the ground floor comprises of a large entrance hall, modern kitchen, lounge diner, refitted family bathroom and two double bedrooms, one of which has an ensuite. To the first floor there are two bedrooms and a separate study.

Externally to the front there is ample off road parking whilst to the rear there is a well stocked garden, lawned area and good size workshop/studio which will remain.

Added to this the home offers double glazing, a brand new fitted boiler and fully working log burner.

Kingswood is a popular semi-rural village with a small selection of amenities to include a convenience shop, village hall, primary school and a food outlet. For a wider range of amenities and direct railway to London the larger villages of Lenham and Headcorn are found nearby. Kingswood also has access to junction eight of the M20 found at Leeds Castle.

## Features

- Four Bedroom Detached Chalet Bungalow
- Double Glazing & Gas Central Heating
- Ensuite To Master Bedroom
- Well Presented Throughout
- Council Tax Band F
- Generous Size Plot
- High Specification Kitchen
- Newly Fitted Boiler
- Direct Fibre
- EPC Rating: C

## **Ground Floor**

### **Front Door To Hall**

Radiator. Stairs to first floor with cupboard underneath. Storage cupboard.

### **Lounge/Diner**

30' 5" x 11' 11" (9.28m x 3.64m) Double glazed window to front with Sanderson Duette Smart Blinds. Two radiators. Log burner. TV point. BT point with direct fibre. Wall lights.

### **Kitchen/Breakfast Room**

17' 9" x 10' 10" (5.41m x 3.30m) Double glazed window to rear. Double glazed French doors to rear. High gloss finish range of base and wall units. Integrated Bosch oven and Miele smart combination microwave/oven. Space for washing machine, dishwasher and fridge/freezer. Electric induction hob. BRITA water filtered tap and sink. Glass splash back. TV point. Wine rack. Breakfast bar.

### **Bathroom**

Double glazed obscured window to side. Cupboard housing water softener. Suite comprising of low level WC, double wash hand basin, bath with gravity fed mains shower, partly tiled walls and glass screen. Cupboards. Wall lights. Heated towel rail. electric smart mirror to remain.

### **Bedroom One**

13' 11" x 9' 11" (4.24m x 3.01m) Double glazed bay window to front. Built in wardrobes and overhead storage. Radiator. Storage cupboard housing electric meter and consumer unit. Picture rail.

### **Ensuite**

Suite comprising of low level WC, corner hand basin and jet shower cubicle with retractable glass screen. Chrome heated towel rail. Localised tiling. Extractor. Glass cabinet.

## **Bedroom Two**

11' 11" x 10' 4" (3.64m x 3.14m) Double glazed window to rear. Radiator. Picture rail.

## **First Floor**

### **Landing**

Hatch to loft access. Smoke alarm. Triple door storage cupboard.

### **Bedroom Three**

13' 2" x 7' 1" (4.01m x 2.17m) Double glazed window to rear. Wall mounted thermostat. Radiator. Storage in eaves with boiler and water tank.

### **Bedroom Four**

13' 2" x 12' 8" (4.01m x 3.87m) 'U' shaped room (measurements to max). Double glazed window to front. Radiator.

### **Office**

11' 5" x 4' 4" (3.47m x 1.32m) Double glazed Velux window to side. Radiator.

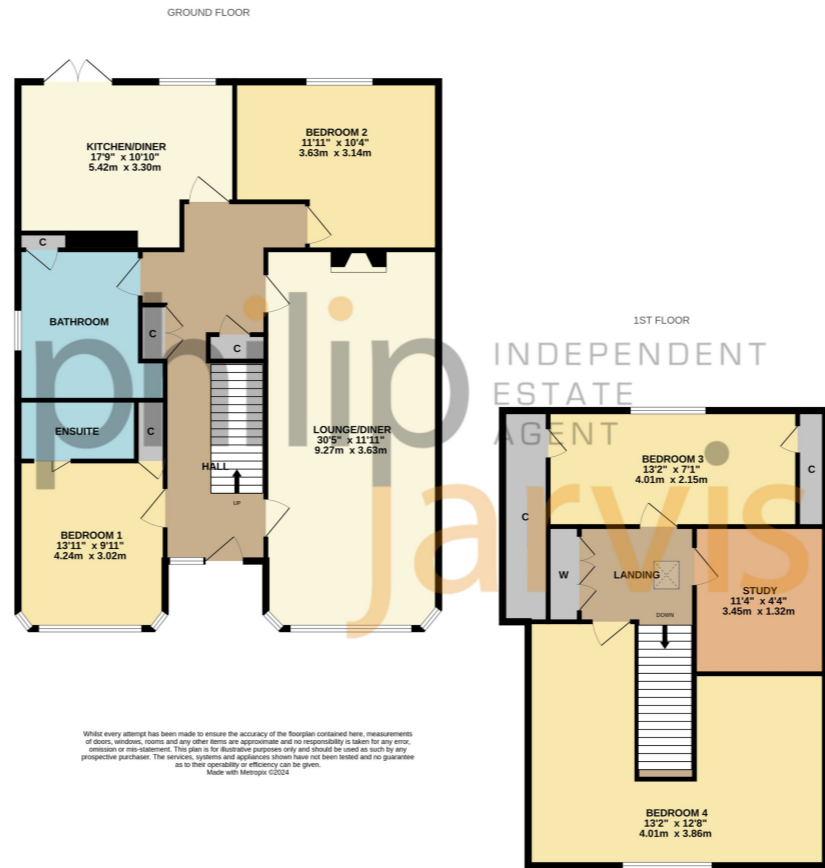
## **Exterior**

### **Front**

Five bar gate leading to shingled parking area for numerous vehicles. Small lawned area with shed to remain. Outside lighting. Security lighting. Electric car charging point. Side pedestrian access to both sides.

### **Rear Garden**

Mainly laid to lawn. Paved patio and separate shingled area. Large log cabin/workshop to remain. Plants, shrubs and trees to borders. Separate paved patio area with pergola.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(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	

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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