



philip
INDEPENDENT
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jarvis



34 The Moat, Charing, Kent. TN27 0JH.

Guide Price £475,000 Freehold

Property Summary

"I was really taken by the position of this bungalow, tucked away to one corner, and with the added feature of views over the nearby Moat to the rear". - Philip Jarvis, Director.

****GUIDE PRICE OF £475,000-£500,000****

There is no onward chain with this spacious two bedroom detached bungalow found within an ever popular development in Charing.

Well positioned, there is a through lounge/dining room leading to the sun lounge with views over the garden and lake. There is also a fitted kitchen, two double bedrooms and shower room.

Outside the bungalow is set back from the road with a long brick block driveway leading to the garage. The rear garden enjoys a sunny aspect and is approximately 50ft long and leads to the lake.

Well positioned the village centre is only a short walk away with its interesting mix of shops. There is also a railway station and doctors surgery in the village.

Charing is a popular village found between the larger village of Lenham and the market town of Ashford.

Features

- Two Bedroom Detached Bungalow
- Views Over The Lake To The Rear
- Sun Lounge
- Garage & Drive To One Side
- No Onward Chain
- Council Tax Band E
- Tucked Away Corner Plot.
- Through Lounge/Dining Room
- Double Glazing & Gas Central Heating
- Sought After Village Development
- EPC Rating: D



Ground Floor

Double Glazed Entrance Door To

Porch

Double glazed window to side. Door to

Hall

Storage cupboard. Cupboard housing combination boiler. Radiator. Access to loft.

Lounge/Dining Room

17' 9" x 13' 4" narrowing to 9' 2" (5.41m x 4.06m) Double glazed window to front. Double glazed patio doors to rear. Decorative fireplace. Two radiators.

Conservatory

11' 3" x 7' 9" (3.43m x 2.36m) Double glazed window to side and rear. Double glazed door to side. Two radiators.

Kitchen

10' 2" x 9' max (3.10m x 2.74m) Double glazed window to rear. Double glazed door to rear. Range of base and wall units. Stainless steel sink unit. Bush electric oven. Electric hob. Extractor over. Space for fridge/freezer. Plumbing for washing machine. Radiator.

Bedroom One

14' 4" x 11' 11" max (4.37m x 3.63m) Double glazed window to front and side. Two sets of double wardrobe cupboards. Radiator.

Bedroom Two

11' x 8' 11" (3.35m x 2.72m) Double glazed window to rear. Radiator.

Shower Room

Double glazed frosted window to side. White pedestal hand basin and walk in shower. Radiator. Part tiled walls. Tiled floor.

Separate WC

Double glazed frosted window to side. Low level WC. Radiator.

Exterior

Front Garden

Laid to lawn with low wall to front boundary. Brick block driveway and turning area leading to

Garage

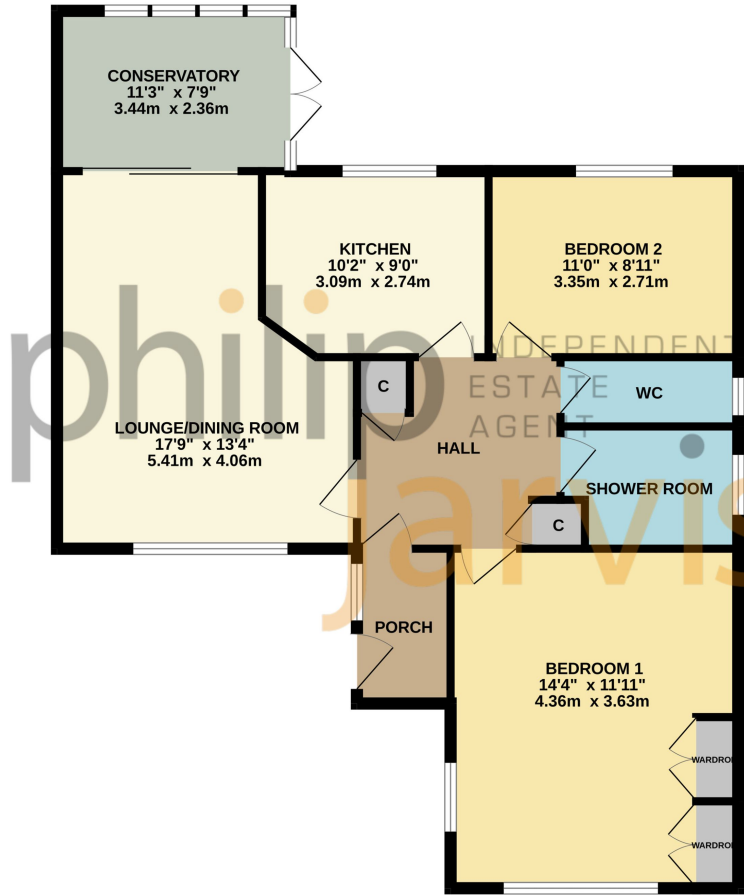
Up and over door. Power and lighting. Door to rear leading to garden.

Rear Garden

Approximately 50ft in length. Laid to lawn with large patio area. Summerhouse. Direct access to the Moat at the bottom of the garden. Garden shed. Side access.



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	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	64
(21-38)	F	
(1-20)	G	
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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