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**39 Swan Green, Sellindge, Ashford, Kent. TN25 6EX.**

**£300,000 Freehold**

## Property Summary

"What a great residential location and what a fantastic opportunity to put your own mark on a home". - Matthew Gilbert, Branch Manager.

Welcoming to the market this detached three bedroom detached bungalow located in the sought after village of Sellindge. In need of significant updating throughout and available with no forward chain, this property needs to be viewed.

The accommodation comprises of a porch, an inner porch, open lounge/diner, kitchen, three double bedrooms and a family bathroom.

Externally there are both front and rear gardens and a driveway with an integral garage.

Sellindge is a popular village found on the A20 corridor between Ashford and Hythe and offers easy access to the M20 and high speed train from Ashford to St Pancras. Sellindge also offer a primary school, convenience store, public house, village hall and tennis club. Book a viewing without delay to avoid disappointment.

## Features

- Three Bedroom Detached Bungalow
- Substantial Updating Required
- Oil Fired Central Heating
- Popular Village Location
- EPC Rating: D
- Integral Garage & Driveway
- Vacant Possession
- Double Glazing
- Council Tax Band D

**Ground Floor**

**Porch**

Double glazed sliding door to front. Window and obscured glass door to

**Inner Porch**

**Lounge/Diner**

21' 4" x 12' 5" (6.50m x 3.78m) Double glazed window to front. Two double glazed window to side. Two radiators. Wall mounted electric fireplace. TV point.

**Hallway**

Hatch to loft access. Thermostat. BT point.

**Kitchen**

10' 11" x 9' 9" (3.33m x 2.97m) Double glazed window to side. Double glazed door to side. Range of base and wall units. Sink and drainer. Space for white goods and cooker.

**Bedroom One**

12' 4" x 9' 11" (3.76m x 3.02m) Double glazed window to rear. Radiator.

**Bedroom Two**

13' 3" x 9' 10" (4.04m x 3.00m) Double glazed window to rear. Radiator.

**Bedroom Three**

9' 5" x 8' 3" (2.87m x 2.51m) Double glazed window to side. Radiator.

**Bathroom**

Two double glazed obscured windows to side. Suite comprising of low level WC, wash hand basin and P shaped bath with glass screen and electric power shower. Fully tiled walls.

**Exterior**

**Front Garden**

Area mainly laid to lawn. Shrub border. Side access.

**Driveway**

Parking for one vehicle leading to

**Garage**

Up and over door. Pedestrian side access. Window to side. Oil boiler. Wall mounted consumer unit.

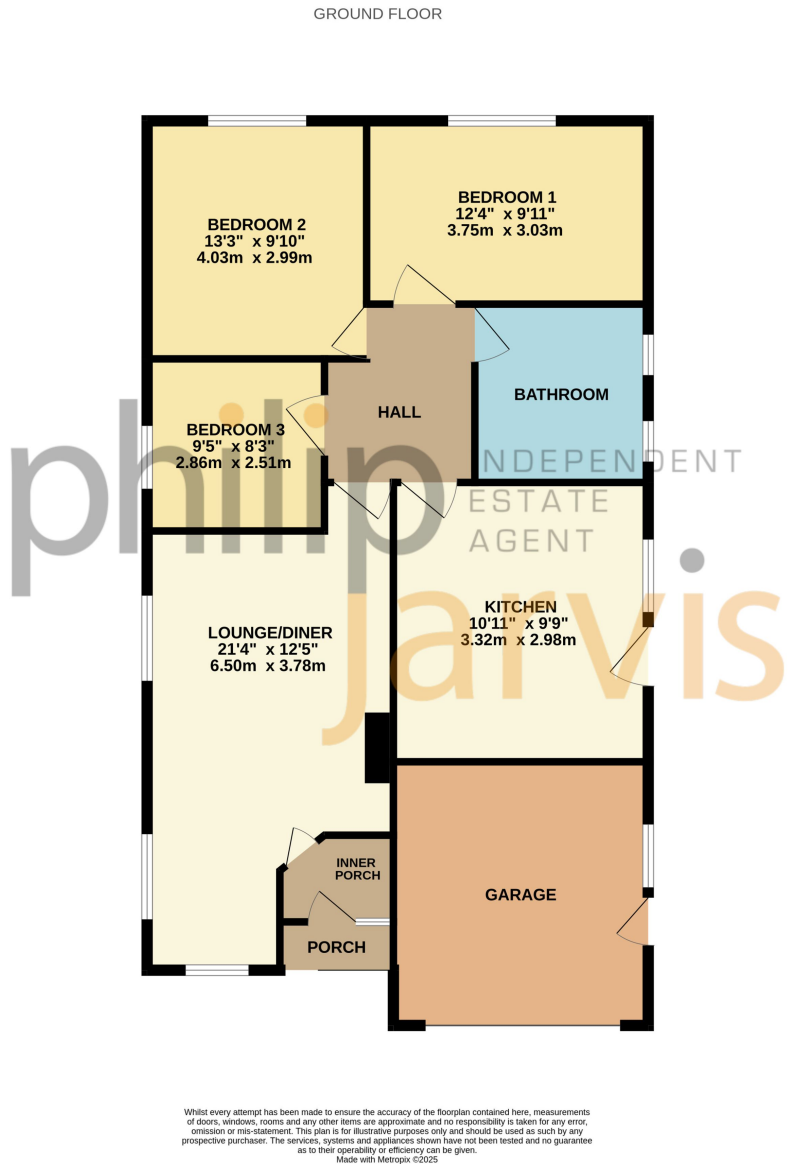
**Rear Garden**

Concrete pathway and paved patio area. Mainly laid to lawn. Oil tank. Shrub border. Mature trees.





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	55	70
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(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

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