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3 Heathfield Bungalows, Rose Lane, Lenham Heath, Maidstone, Kent. ME17 2JR.

Guide Price £225,000 Freehold

Property Summary

"Whether its a significant upgrade or a potential building plot there are lots of avenues to explore". - Matthew Gilbert, Branch Manager.

****GUIDE PRICE OF £225,000-£250,000****

Available to the market is this sweet bungalow, located in the heart of the semi rural hamlet of Lenham Heath. Built with a timber construction this home may not be mortgageable but offer an exciting opportunity for improvement or new build subject to planning permissions.

The property currently consists of a porch and hallway, kitchen, living room, utility room, bathroom and two double bedrooms.

Externally there are both front and rear gardens. There is also a driveway that leads to a garage.

Lenham Heath is a rural location sitting just on the edge of Lenham village which offers a mainline railway to London and easy access to the M20. This vibrant village offers a wide range of shops, cafes and schooling.

An opportunity like this does not come along very often so please book a viewing to avoid disappointment.

Features

- Two Bedroom Detached Bungalow
- Garage & Driveway
- Semi Rural Location
- EPC Rating: G
- Vacant Possession
- Updating Required Throughout
- Cash Buyers Only (Non Standard Construction)
- Council Tax Band D



Ground Floor

**Front Door To
Porch**

Two double glazed windows to front and side.

Hallway

Wall mounted consumer unit. BT point. Wall mounted electric heater.

Kitchen

11' 5" x 10' 11" (3.48m x 3.33m) Double glazed window to rear. Exposed brickwork. Wall and base units with localised tiling. Sink and drainer. Space for white good. Wall mounted electric heater.

Lounge

11' 11" x 11' 9" (3.63m x 3.58m) Double glazed sliding doors to rear. Exposed beams. Electric storage heater. Feature brick fireplace. Exposed beams,. TV point.

Utility Room

Window to side. Double glazed window and door to rear. Door to garage. Wall and base units.

Shower Room

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin and walk in shower with electric power shower. Wall mounted heater.

Conservatory

11' 9" x 8' 3" (3.58m x 2.51m) Double glazed windows to both sides and rear. Sliding double glazed door to rear access. Wall light.

Bedroom One

11' 8" x 11' 5" (3.56m x 3.48m) Double glazed window to front. Wall mounted electric heater.

Bedroom Two

11' 9" x 11' 5" (3.58m x 3.48m) Double window to front. Electric storage heater.

Exterior

Front Garden

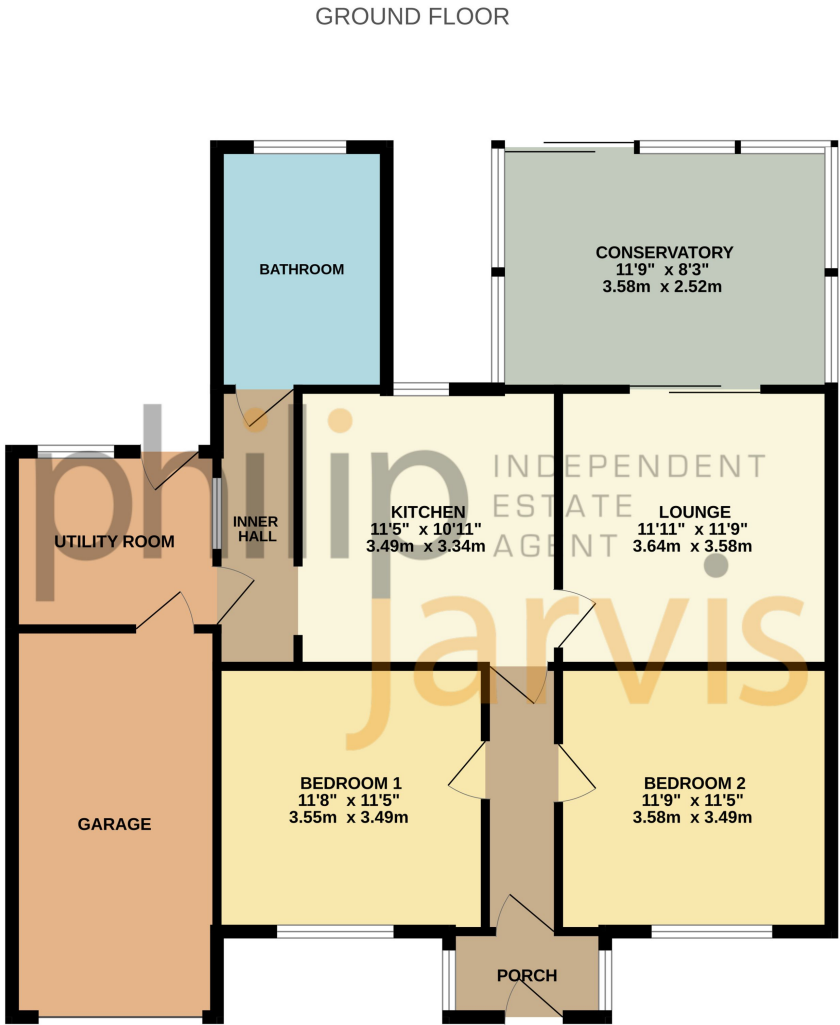
Raised brick front border. Shrubs and plants to one side. Concrete pathway to front door with slate and artificial lawned area to both sides. Outside light.

Driveway

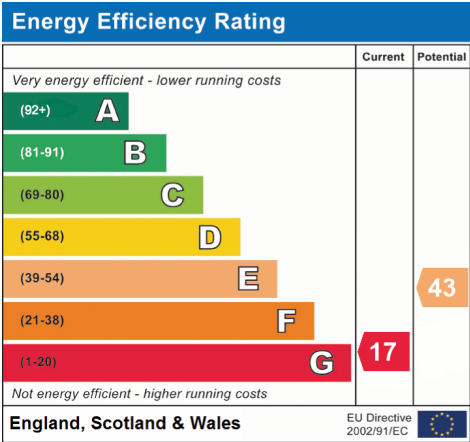
Brick block driveway for two vehicles. Leading to

Garage

Up and over door. . Internal pedestrian access door.



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 included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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