



philip INDEPENDENT
ESTATE AGENT
Jarvis



17 Cherry Tree Road, Charing Heath, Kent. TN27 0BB.

£435,000 Freehold

Property Summary

"This is a great bungalow that in the past year has had some really smart improvements". - Matthew Gilbert, Brand Manager.

Presenting to the market this updated three bedroom detached bungalow in the sought after area of Charing Heath. In the short time the vendors have owned this home they have added brand new double glazing throughout, solar panels, shower room, improved general decoration and landscaping.

The property comprises of an entrance hall, open lounge/diner, kitchen, shower room and three bedrooms.

Externally to the front there is a garden and parking for two cars. Whilst to the rear there is a smart landscaped garden with southerly aspect.

Added to all of this the property benefits from no forward chain.

Charing Heath is a popular road area that offers a public house with the nearby village of Charing offering a range of amenities as well as access to the A20 and mainline railway station to London.

Please arrange a viewing to avoid disappointment.

Features

- Attractive Three Bedroom Detached Bungalow
- New Double Glazing Throughout
- Kitchen/Breakfast Room
- Updated Decoration
- Driveway For Two Cars
- Council Tax Band E
- Extended 22ft Lounge/Dining Room
- Newly Fitted Carpets Throughout
- Mature 50ft Sunny Aspect Garden
- Newly Installed Solar Panel System
- No Forward Chain
- EPC Rating: D

Ground Floor

Entrance Door To:

Hall

Access to loft. Electric panel heater. Dado rail.

Lounge/Dining Room

22' 3" x 14' 2" narrowing to 11' 8" (6.78m x 4.32m). Two double glazed windows to front. Two electric panel heaters. Electric fireplace with surround. TV point. BT point.

Kitchen/Breakfast Room

20' x 9' 5" narrowing to 6' 11" (6.10m x 2.87m). Double glazed window and double glazed doors to rear. Double glazed door to side. Range of base and wall units. Stainless steel single bowl sink unit. Space for cooker. Plumbing for washing machine and dishwasher. Space for fridge. Airing cupboard. Electric panel heater.

Bedroom One

13' 4" x 7' 11" to wardrobe doors (4.06m x 2.41m). Double glazed window to front. Electric panel heater. Range of mirrored wardrobes to one wall.

Bedroom Two

10' 4" x 10' 4" (3.15m x 3.15m). Double glazed window to side. Electric panel heater.

Bedroom Three

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

Shower Room

Double glazed obscured window to rear. Suite comprising of concealed low level WC, hand basin and walk in shower unit and glass screen. Dimplex wall heater.

Exterior

Front Garden

Small area to lawn with hedge border to one side. Pathway to front door and pedestrian side access.

Driveway

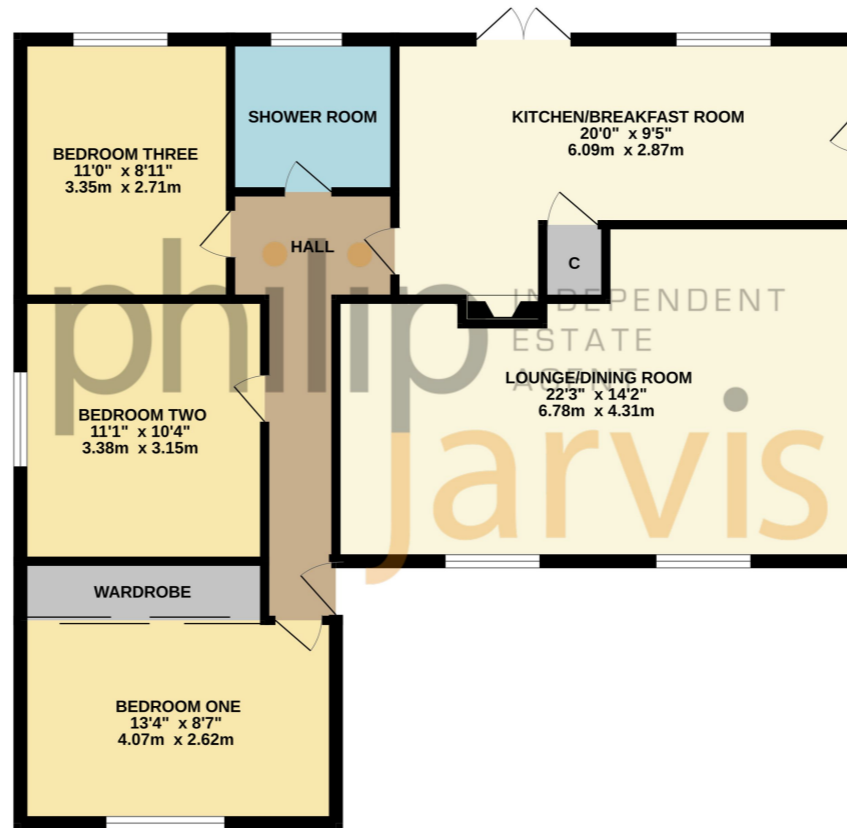
Brick block driveway for two cars.

Rear Garden

Approximately 50ft in length. Attractive southerly aspect mature garden, laid mainly to lawn with shrub and plant beds. Patio area and paved footpath leading to large garden shed. Side access. Large pond.



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		98
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(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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