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**39 Harvey Road, Willesborough, Ashford, Kent. TN24 0AG.**

**£450,000 Freehold**

## Property Summary

"I was so taken by deceptive size and overall excellent condition of this four bedroom chalet bungalow". - Matthew Gilbert, Senior Branch Manager.

This four bedroom detached chalet bungalow is being sold with no onward chain so an early viewing comes most recommended.

The original bungalow has been extended to the rear and a loft conversion has created two further bedroom adding to the space of what is now a chalet.

In our opinion the property is presented to a very high standard with a modern kitchen, shower room and double glazing.

Downstairs there is flexible living space with a living room with space for a dining area or alternatively there could be a dining space to far end of the kitchen overlooking the garden. There are also two double bedrooms and a shower room downstairs.

Upstairs there are two useful further bedrooms and a cloakroom.

There is an extensive brick block driveway to the front of the property and a garage to one side. There is an attractive rear garden with both a patio and extensive decking area.

Harvey Road is found within ever popular Willesborough and provides excellent access to the town centre, railway station and the M20 motorway

## Features

- Four Bedroom Detached Chalet Bungalow
- Through Lounge/Dining Room
- Garage To Side
- Popular Residential Area
- Council Tax Band D
- Extended To The Rear & Into Loft
- Extensive Brick Block Driveway
- Attractive Rear Garden With Decking
- No Onward Chain
- EPC Rating: D

**Ground Floor**

**Double Glazed Entrance Door To**

**Porch**

Door to

**Hall**

Radiator with decorative cover. Wood effect laminate flooring. Understairs cupboard. Downlighting.

**Living Room/Dining Room**

19' 10" x 14' 0" narrowing to 11' 0" (6.05m x 4.27m) Double glazed patio doors onto rear garden. Double glazed window to side. Radiator. Feature electric wall fire. Stairs to first floor.

**Kitchen/Dining Room**

Double glazed doors onto garden. Double glazed window to side and rear. Electric oven. Four ring hob with stainless steel extractor over. Blanco white single bowl sink unit. Integrated washing machine and dishwasher. Fridge/freezer to remain. Under unit lighting. Tiled floor. Radiator. Downlighting.

**Bedroom One**

12' 5" x 8' 10" to wardrobe doors (3.78m x 2.69m) Double glazed bow window to front. Built in sliding doored wardrobes to part of one wall. Radiator.

**Bedroom Two**

11' 9" x 9' 4" (3.58m x 2.84m) Double glazed bow window to front. Radiator. Built in triple sliding doored wardrobes cupboards.

**Shower Room**

Double glazed window to side. Modern white suite of concealed low level WC, vanity hand basin and large corner shower unit. Chrome towel rail. Downlighting. Tiled floor. Extractor.

**First Floor**

**Landing**

Double glazed leaded Velux style window to rear. Access to eaves space

**Bedroom Three**

10' 5" narrowing to 6' 5" x 9' 0" (3.17m x 2.74m) 'L' shaped room. Double glazed leaded Velux style window to side. Access to eaves storage.

**Cloakroom**

Double glazed leaded Velux style window to side. Low level WC. Pedestal hand basin. Part tiled walls.

**Exterior**

**Front**

Extensive brick block parking area to the front of the property. One side leads to the garage.

**Garage**

Up and over door. There is also a useful rear vehicular door from garage.

**Rear Garden**

The rear gardens measures approximately 40ft by 25ft. Attractive mature garden with patio and extensive decking area. Side access. There is also a handy area to one side of the chalet behind the garage.





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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(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	

Viewing Strictly By Appointment With



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.

