



philip INDEPENDENT  
ESTATE AGENT  
Jarvis





**Larkfield Maidstone Road, Charing, Ashford, Kent. TN27 0JD.**

**£495,000 Freehold**

## Property Summary

"The current owners have created a wonderful space. Also, the standard of finish really left me quite impressed". - Matthew Gilbert, Branch Manager.

Available to the market is this incredibly spacious four bedroom semi detached chalet home located central to Charing village. Updated and refurbished to the highest of standards this property needs to be seen.

To the ground floor, there is an entrance hall, kitchen/living room with lots of natural light, utility room, dining room, cloakroom, three bedrooms of which one offers a dressing area and ensuite shower room. To the first floor there is a dual aspect double bedroom, large landing area, study/dressing room and four piece bathroom.

Externally to the front there is an extensive shingled driveway that leads to a parking area and large rear garden which will be laid with seed.

Charing is a beautiful village with a range of amenities within walking distance to the home to include. post office, local shops, library, primary school, doctors surgery and mainline railway to London Victoria. There is also access to the M20 found via junction 8 or 9 nearby.

Please call the office to arrange a viewing at your earliest convenience to avoid disappointment.

## Features

- Four Bedroom Semi Detached Home
- Versatile Accommodation
- Village Centre Location
- Fully Updated & Refurbished
- EPC Rating: C
- Ensuite
- Three Toilets
- Excellent Presentation
- Driveway
- Council Tax Band C

## **Ground Floor**

### **Front Door To**

### **Hall**

Radiator. Alarm panel. Smoke alarm. Stairs to first floor. Thermostat.

### **Cloakroom**

Low level WC, wash hand basin with cupboard. Extractor.

### **Kitchen Area**

Double glazed sliding doors to rear. Sky lantern. Extensive kitchen with range of base and wall units. Space for range cooker and American style fridge/freezer. Double sink and integrated dishwasher. Cupboard housing combination boiler. Under cupboard feature lighting. Kitchen island and breakfast bar. Underfloor heating.

### **Lounge Area**

Double glazed sliding door to rear. Sky lantern. BT point. Underfloor heating.

### **Utility Room**

Double glazed frosted door to rear access. Double glazed window to side. Base units with wooden worktop and sink. Space for washing machine and separate tumble dryer. Extractor. Thermostat.

### **Dining Area**

TV point. Wall lights.

### **Bedroom One**

Double glazed window to side. Radiator. TV point. Built in hanging rails.

### **Ensuite**

Fully tiled wall. Chrome heated towel rail. Extractor. Suite comprising of low level WC, wash hand basin with cupboard and walk in shower cubicle.

### **Bedroom Three**

Double glazed bay window to front. Radiator.

### **Bedroom Four**

Double glazed bay window to front. Radiator. TV point. Built in wardrobes.

### **First Floor**

### **Landing**

Velux window to front. Double glazed window to rear. Radiator. Door to eaves access. Stairs to ground floor.

### **Bedroom Two**

Double glazed Velux window to front. Double glazed window to rear. Radiator.

### **Dressing Room/Study**

Double glazed Velux window to front. Radiator.

### **Bathroom**

Double glazed window to rear. Extractor. Heated towel rail. Radiator. Fully tiled walls. Suite comprising of low level WC, wash hand basin with cupboard drawer, freestanding bath and separate corner shower cubicle with retractable glass screen.

### **Exterior**

### **Front Garden**

Concrete pathway to front door. Side access. Flower beds to front and side.

### **Parking**

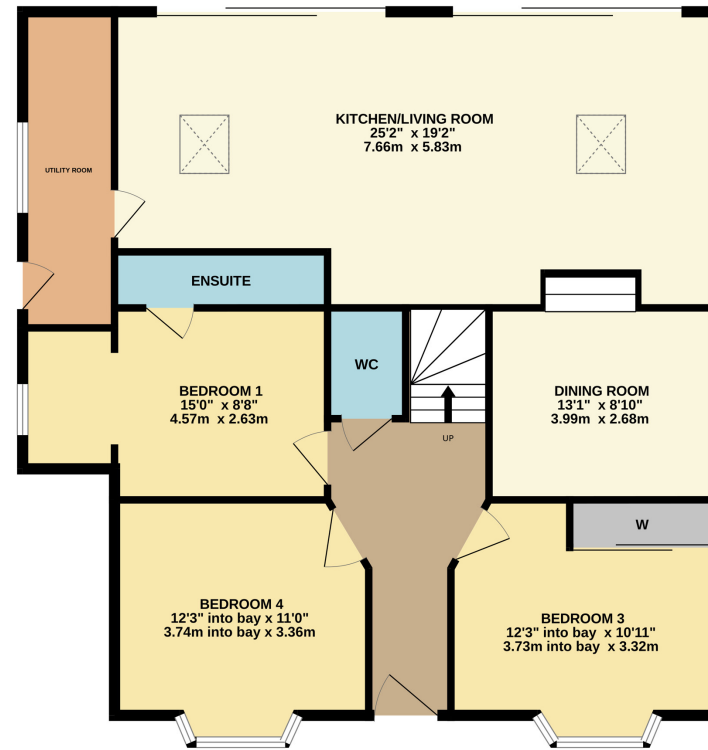
Extensive shingled driveway leading to a large parking area for several vehicles.

### **Rear**

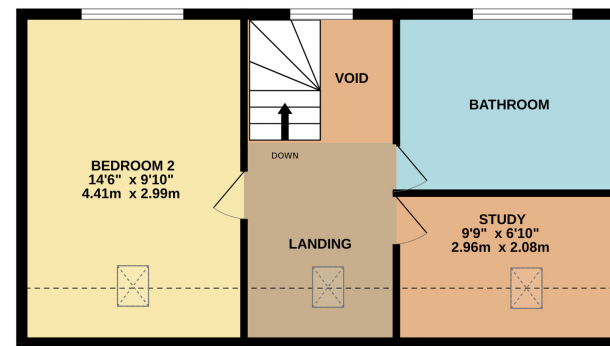
Paved patio area. Large area to be seeded. Side access.



GROUND FLOOR



1ST 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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	77
(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



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.

