



Queens Road,  
Littlestone,  
TN28 8LT

£460,000

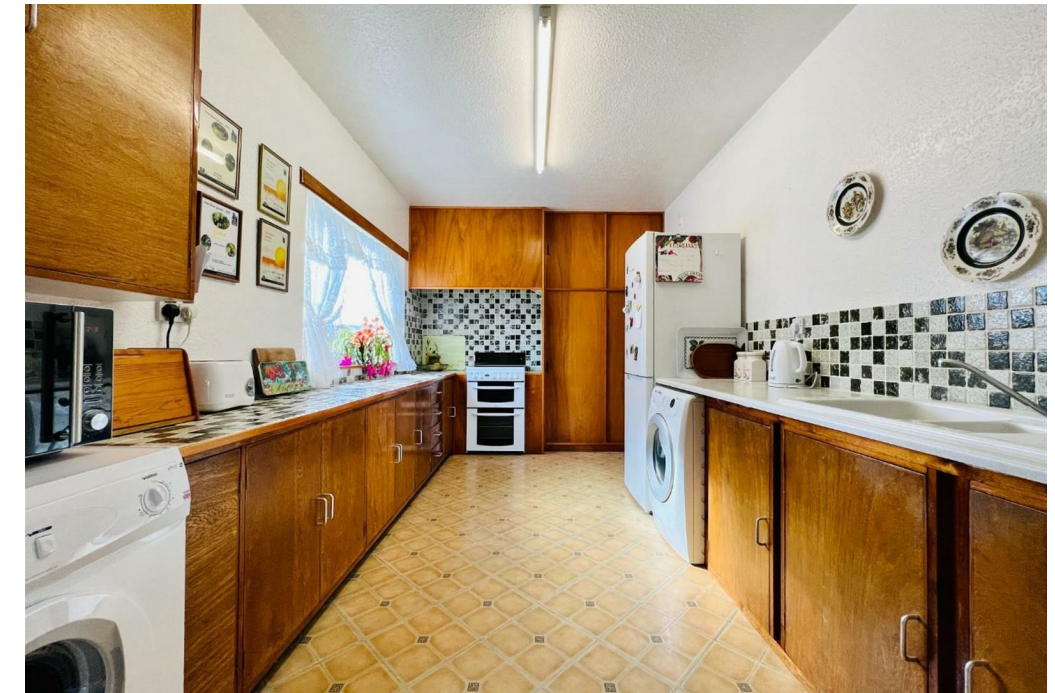
3 1 2 D

Located in a popular location off the Avenue in Littlestone, this Detached Chalet style Bungalow offers a spacious and flexible living space. Entering the property from the side into a generous size hallway with doors off to the main sitting room, which is very spacious, double glazed windows including a large bow window to the front.

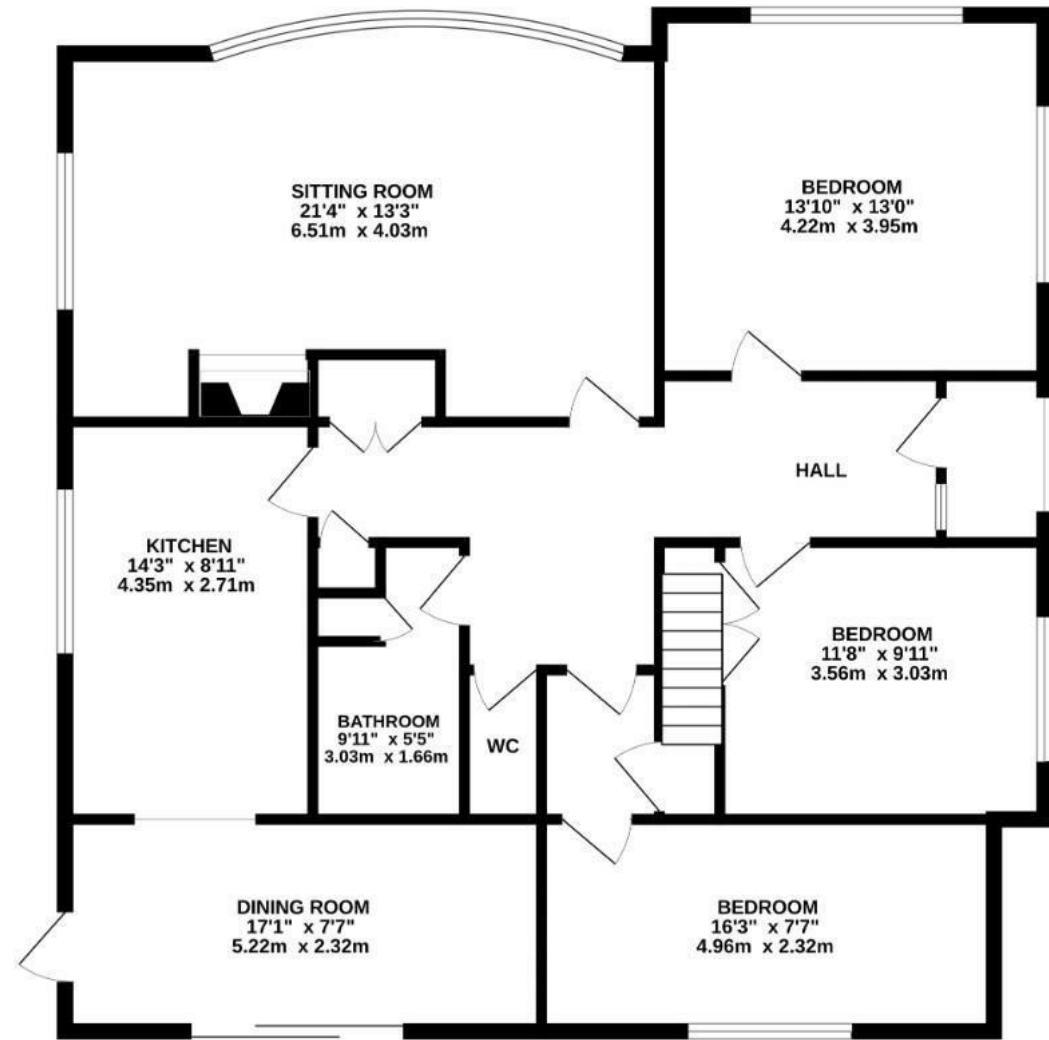
Bedroom one is a large double with double glazed windows to the front, a second double bedroom with double glazed window to side and a third double bedroom with double glazed windows overlooking the rear gardens. In addition, there is an attic room with an opportunity for a further bedroom or home office. The kitchen is approx. 14' x 9' and has a generous supply of units to wall and base, spaces and plumbing for a number of appliances to both sides. Access into a large dining room with views over the rear gardens.

The lovely rear gardens are large in size and very well maintained, hedge and fence enclosed, mainly laid to lawn with mature bushes plants and trees to both sides. The front elevation has a mature front garden mainly to lawn with established bushes and plant. Driveway to side with parking for a number of vehicles. Detached garage with wooden doors.

Services - Mains water, electricity and sewerage  
Heating - Gas Central Heating  
Broadband - Average Broadband Speed 49mb  
Mobile Phone coverage - Good  
Flood Risk - Very Low

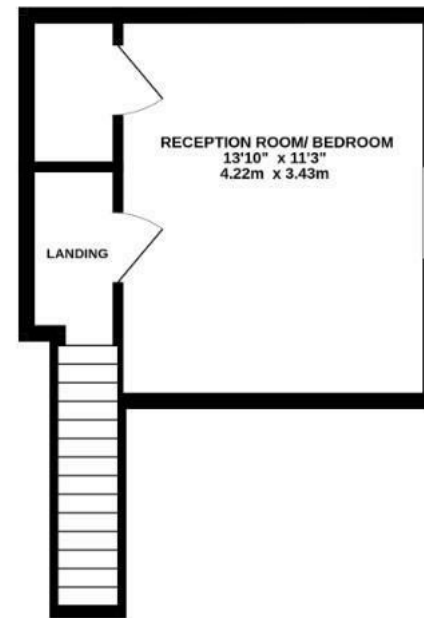


GROUND FLOOR



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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1ST FLOOR



Tenure: Freehold  
Council Tax Band: D

- DETACHED BUNGALOW
- THREE BEDROOMS- ATTIC ROOM/OFFICE STUDY
- LARGE SITTING ROOM -
- DINING ROOM AND KITCHEN
- DOUBLE GLAZING - GAS CENTRAL HEATING
- LOVELY WELL MAINTAINED GARDENS
- EXTENSIVE PARKING - DETACHED GARAGE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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