



LINDEN HOUSE, BASTED LANE, CROUCH, TN15 8PZ

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 **Hillier**
Reynolds

GUIDE PRICE

£900,000

FREEHOLD

Three bedroom detached property in need of complete refurbishment and renovation.

Located in the sought after and highly desirable village of Crouch.

Located on a generous plot close to a third of an acre.
NO ONWARD CHAIN.





We are pleased to market this three bedroom detached property that is in need of complete refurbishment and renovation. Occupying a generous plot of nearly a third of an acre this property is located in the sought after and highly desirable village of Crouch. The property enjoys far reaching views over the North Downs. This property offers any potential purchaser the opportunity to secure a rarely available development opportunity subject of course to the usual planning regulations.

Internally the property will require full refurbishment. The property currently comprises of a large open plan Lounge/Diner which overlooks the garden. There is a Kitchen and a Utility room a Study and Cloakroom complete the downstairs accommodation.

Upstairs are three double Bedrooms as well as a Bathroom.

At the front of the property is a large driveway with parking for multiple cars. There is a double carport with a garden store and boiler room at the rear.

The mature and secluded garden is mainly laid to lawn with a wooded area to the side. There is a swimming pool that could be brought back to life and enjoyed by a new family.

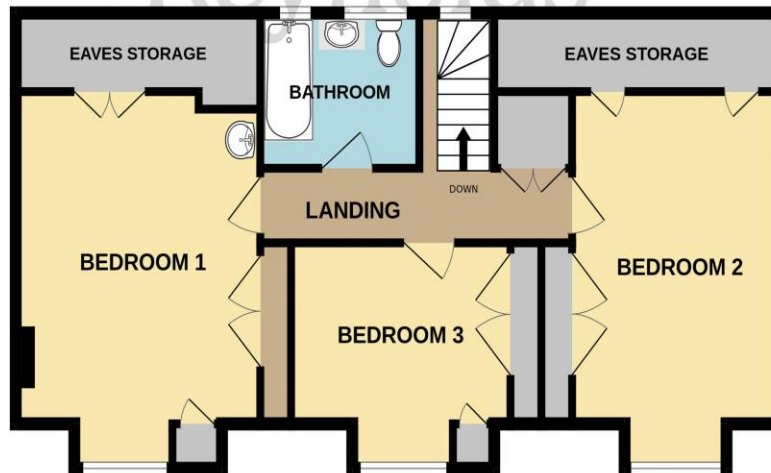
We are expecting a high level of interest in this property and viewing is strictly by appointment only. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

GROUND FLOOR
115.6 sq.m. (1244 sq.ft.) approx.



1ST FLOOR
68.1 sq.m. (733 sq.ft.) approx.



TOTAL FLOOR AREA : 183.7 sq.m. (1977 sq.ft.) approx.

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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Entrance Hallway

Shower Room

Lounge

24'2" (7.37m) x 15'10" (4.83m) L-Shape

Dining Room

14'2" (4.32m) x 12'10" (3.91m)

Kitchen

14'2" (4.32m) x 9'10" (3.00m)

Utility Room

10'2" (3.10m) x 4'11" (1.50m)

Study

10'6" (3.20m) x 6'11" (2.11m)

First Floor Landing

Bedroom 1

14'11" (4.55m) x 12'2" (3.71m)

Bedroom 2

14'10" (4.52m) x 10'3" (3.12m)

Bedroom 3

10'11" (3.33m) x 8'2" (2.49m)

Bathroom

Outside

Car Port - 17'4" (5.28m) x 12'2" (3.71m)

Garden Store - 10'3" (3.12m) x 6'5" (1.96m)

Boiler Room - 6'5" (1.96m) x 3'10" (1.17m)

Plot approx. 0.38 of an acre. Driveway with parking for multiple cars. South westerly facing garden mainly laid to lawn with a wooded area to the side. Patio and swimming pool.



Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

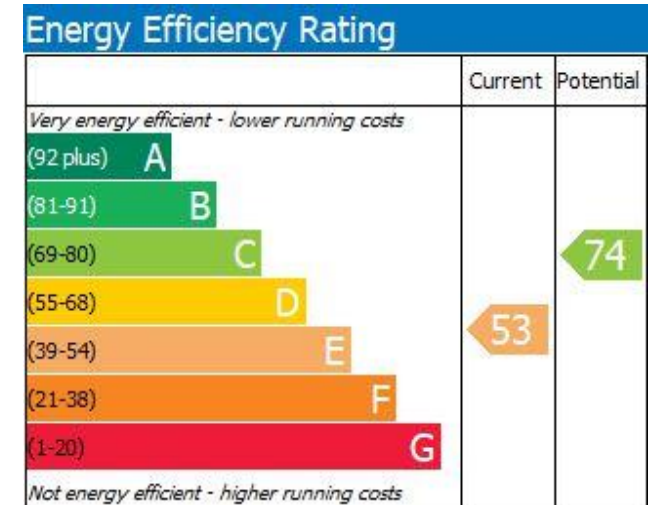
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From our office in Borough green proceed east along the Maidstone Road towards St. Mary's Platt. Turn right just prior to the petrol station into Crouch Lane. At the end of Crouch Lane turn right into Long Mill Lane. Take the next right turn into Basted Lane and the property can be found on the right hand side shortly after the turning into Paddock Gardens.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

