



SYRTIS, PLATT COMMON, ST. MARY'S PLATT, KENT, TN15 8JX

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 **Hillier**
Reynolds

£950,000

FREEHOLD

Beautifully presented four bedroom detached chalet bungalow.

Located in a tucked away and highly desirable location.

Mature landscaped garden approx. 1/3 acre. NO ONWARD CHAIN.





We are excited to market this substantial, detached four bedroom chalet bungalow that is located in a private road in the sought after village of St Mary's Platt. Platt Common is a highly desirable location with individually designed properties on different plots. The entrance to Platt woods is just a couple of minutes' walk so the property is ideal for dog owners.

This spacious home has been well-maintained by the current owners and is offered for sale with NO ONWARD CHAIN. The property offers flexible and versatile living and sleeping accommodation which, due to the layout of the property has annex potential if required. The property has two front entrances so works well for multi-generational families.

As you enter the property you will find a bright entrance Hall. The L shaped Lounge can be found on the left. This is a well-proportioned sunny room with an open fireplace and feature brick chimney breast. French doors lead directly out to the patio that runs along the length of the home. Next door you will find the Kitchen/Diner that has bi-fold doors that open out to the beautifully landscaped easterly facing garden. The garden is very private and peaceful. There is a large workshop in the far corner of the garden and there are double gates providing side access.

The Kitchen is well-fitted with a large selection of cupboards and plenty of work top space. The bungalow is split-level and there are steps down to the master Bedroom. This bright and airy room looks directly out to the garden. There are built-in wardrobes providing plenty of storage space. The recently re-fitted en suite Bathroom is tastefully designed with a large shower cubicle as well as a bath.

Bedroom three is currently used as an additional Sitting room/Office and has its own access to the garden. As it has previously been used as an Annex there is also a small private section of garden. There is a Kitchen/Utility room as well as a shower room so this part of the property can easily provide private and self-contained accommodation.

Bedroom four is located at the front of the property and is a single room. There is a study and WC to complete the ground floor accommodation.

Upstairs you will find Bedroom two which is a bright spacious Bedroom with built-in storage in the eaves.

At the front of the property you will find a double Garage and driveway with parking for multiple cars.

St Mary's Platt is a sought-after village with a thriving local community, parish church, popular pub and primary school. The larger village of Borough Green, with its selection of shops and facilities as well as main line station with regular services to London Bridge, Charing Cross and Victoria is just a short drive away. There are good road links to Wrotham Heath giving access to the M20/M26 and in turn to the M25.

ACCOMMODATION



TOTAL FLOOR AREA : 183.4 sq.m. (1974 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

Lounge

20'0" (6.10m) x 18'7" (5.66m) L-Shape

Study

8'11" (2.72m) x 5'7" (1.70m)

W.C.

Kitchen/Dining Room

25'11" (7.90m) x 10'6" (3.20m) max measurements

Bedroom 4

13'3" (4.04m) x 8'7" (2.62m)

Lobby

Master Bedroom

14'3" (4.34m) x 11'9" (3.58m)

En-suite

Kitchen/Utility Room

15'10" (4.83m) x 7'9" (2.36m)

Shower Room

Annex Lounge/Bedroom 3

15'1" (4.60m) x 9'7" (2.92m)

Porch

Second Floor Landing

Bedroom 2

16'11" (5.16m) x 14'2" (4.32m)

Outside

Mature westerly facing rear garden approx. 1/3 of an acre. Mainly laid to lawn . Patio area. Large workshop with side access.

Double Garage - 20'7" (6.27m) x 20'0" (6.10m)

Driveway with parking for multiple vehicles.



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

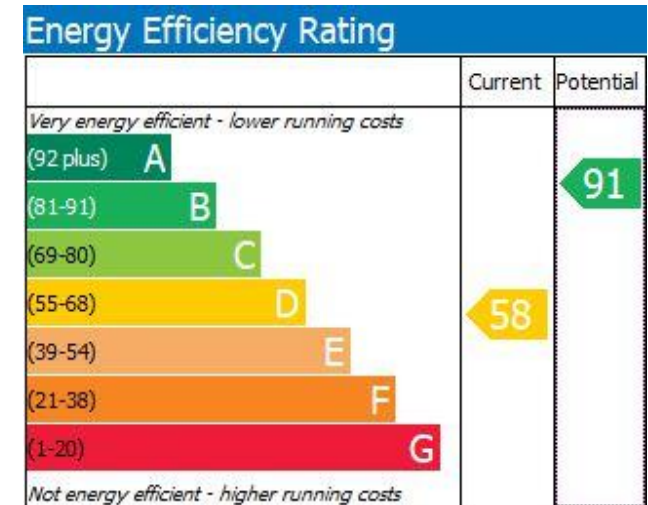
www.landregistry.gov.uk

<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 A25 Maidstone Road towards St. Marys Platt. After approx.1 mile turn right into Platt Common. Take the first turning on the right and the property can be found on the left-hand side.

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

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