



11 ST MARY'S CLOSE, ST. MARY'S PLATT, KENT, TN15 8NH

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£680,000

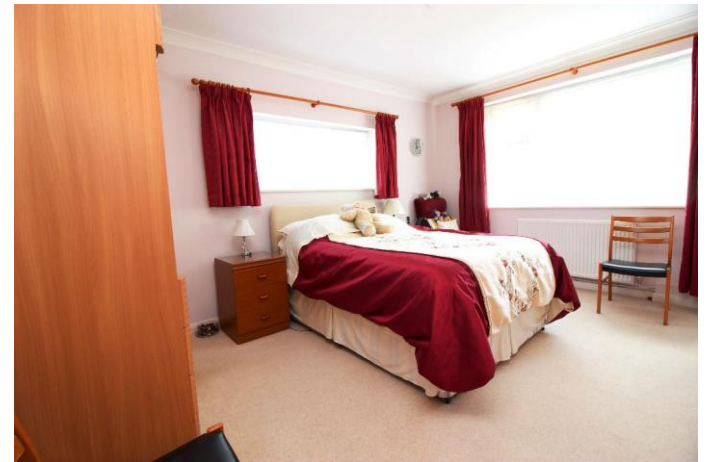
FREEHOLD

A beautifully presented 4 bedroom detached chalet Bungalow.

Stunning gardens that wrap around the home and double garage.

Incredibly popular & quiet position within St. Mary's Platt.





We are delighted to market this rarely available detached four Bedroom chalet bungalow which is situated at the end of a quiet cul de sac in the popular and sought after village of St. Mary's Platt. The home enjoys a tranquil position and is surrounded by a beautiful leafy wrap around garden which has been well maintained and tended by the current owners. There is an abundance of off road parking as well as a double garage which leads to a workshop and hobby room that could very easily be adapted to a home office for anyone looking to work from home.

The property has been fully updated and modernised by the owners with high quality fittings and fixtures. Upon entering the home you will notice how light and bright the property is which is decorated throughout with calm neutral colours. The spacious Lounge/Dining room has two large windows overlooking the garden and has an open staircase leading to the two upstairs Bedrooms and Bathroom.

The Kitchen has been well-designed and fitted and provides a full range of work tops and cupboard space. A large window overlooking the garden allows for plenty of natural light and there is also a useful utility area. The Kitchen leads through to garden room which is also used by the current owners as a breakfast room. It is hard to imagine a more peaceful setting to sit and enjoy the morning sun and watch the abundant wildlife that this stunning garden attracts.

The master Bedroom is a bright and sunny room with double aspect and a good selection of high quality fitted wardrobes. There is a further Bedroom on the ground floor that the current owners use as a home office. The large Bathroom is stunning with modern fittings that include a large shower as well as a bath.

Upstairs is a quirky and attractive landing area that the current owners use as a reading area. There are two well-proportioned Bedrooms as well as another very spacious Bathroom that also has a shower cubicle as well as a bath.

This substantial property offers flexible living and sleeping accommodation in an idyllic peaceful setting and will suit not only families but also anyone looking for a property that is positioned in the centre of a wonderful village community.

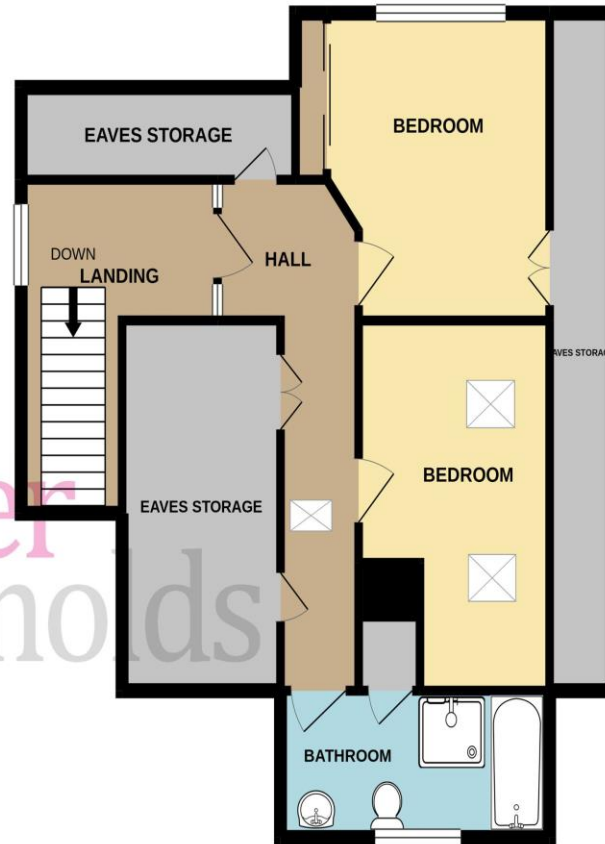
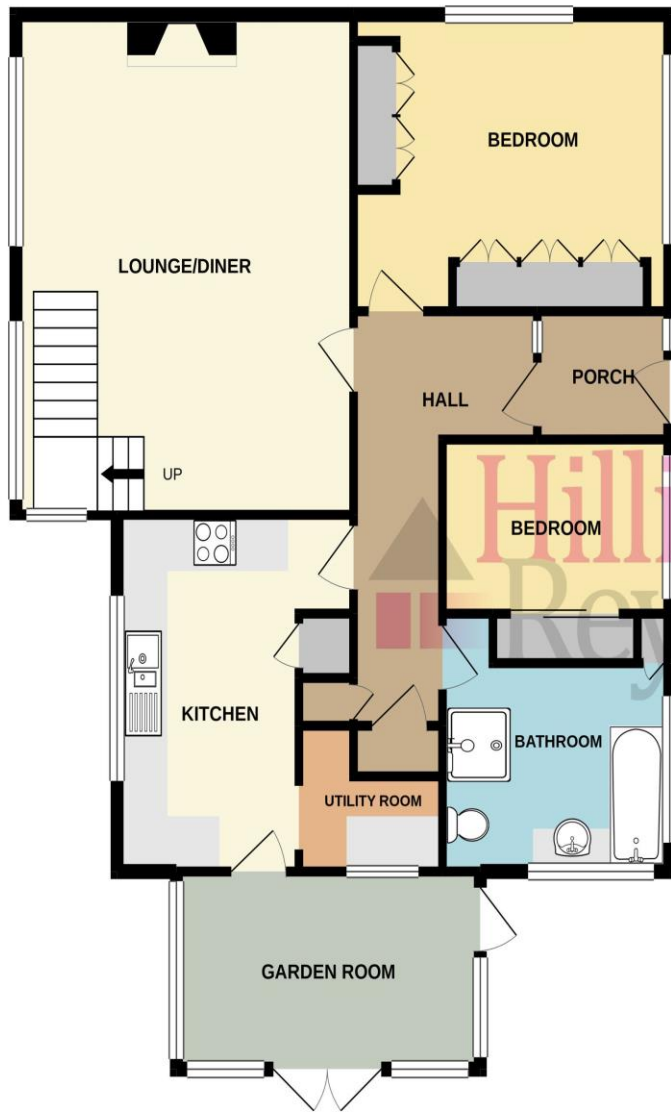
St Mary's Platt is a very desirable village with a very popular primary school and church. The larger village of Borough Green with its selection of shops, cafes and mainline service to London and Ashford is within walking distance or just a few minutes' drive away.

We are expecting a lot of interest in this property so early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

1ST FLOOR



Entrance Porch

Entrance Hallway

Lounge/Diner - 19'8" (5.99m) x 14'9" (4.50m)

Kitchen - 14'0" (4.27m) x 10'1" (3.07m)

Utility Room - 6'7" (2.01m) x 5'4" (1.63m)

Garden Room - 13'11" (4.24m) x 7'8" (2.34m)

Master Bedroom - 14'5" (4.39m) x 11'11" (3.63m)

Bedroom 4 - 10'5" (3.18m) x 7'0" (2.13m)

Bathroom - 10'4" (3.15m) x 8'2" (2.49m)

First Floor Landing

Bedroom 2 - 14'6" (4.42m) x 8'3" (2.51m)

Bedroom 3 - 12'10" (3.91m) x 9'11" (3.02m)

Bathroom - 12'1" (3.68m) x 5'9" (1.75m)

Outside

Mature wrap around garden mainly laid to lawn with patio area leading to front garden with driveway and parking for multiple cars

Workshop - 14'10" (4.52m) x 8'7" (2.62m)

Office/Hobby Room - 8'7" (2.62m) x 8'7" (2.62m)

Double Garage - 16'2" (4.93m) x 15'5" (4.70m)

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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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

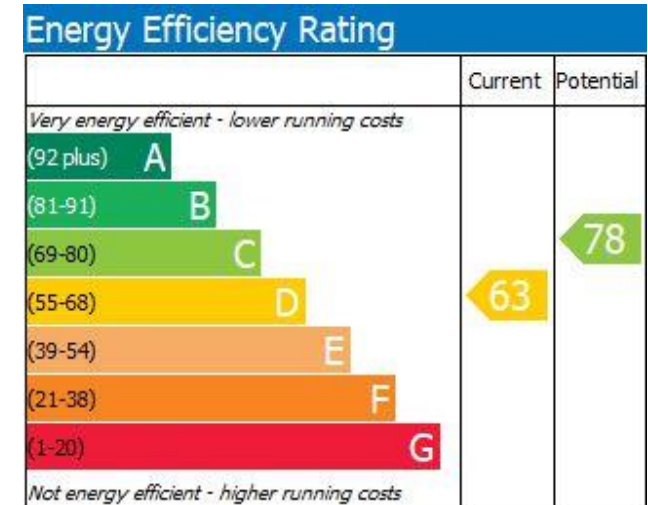
www.landregistry.gov.uk

<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 head towards St. Mary's Platt on the A-25 Maidstone Road. After approximately 1 mile turn right into Grange Road. Take the next left into St. Mary's Close and the home can be found at the end on the right 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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