



## 26 Brenchley Road

Twydall, ME8 6HD

Offers in excess of £325,000



A unique home offering extensive and extended accommodation, meeting the demands of modern living requirements. The attractive kerb appeal includes a mediterranean vibe with appealing tiled flooring on the entryway, and an alluring entrance door. This family home oozes character and boasts the rarely available benefits of having a large kitchen/diner overlooking a landscaped garden, which also incorporates a generous sized, and well presented office with air conditioning. Ideal for anyone working from home, this really is a superb bonus offering light and airy space. Downstairs also offers a cloakroom and cosy lounge. Upstairs comprises of 2 double bedrooms, a further single and bathroom. There is also side and rear access for convenience which compliment the good sized rear garden. Located within close proximity of local schools, shops, motorway access and the Avenue tennis, and Roko health clubs. Simply must be viewed!



## Porch

## Hallway

12'7 x 5'1 (3.84m x 1.55m)

## Cloakroom

4'9 x 3'7 (1.45m x 1.09m)

## Lounge

13'10 into bay x 10'9 (4.22m into bay x 3.28m)

## Kitchen/Diner

20'2 max x 15 (6.15m max x 4.57m)

## Stairs Up

## Bathroom

7'3 x 5'8 (2.21m x 1.73m)

## Bedroom One

13'10 (into bay) x 10'2 (4.22m (into bay) x 3.10m)

## Bedroom Two

11'1 x 10'1 (3.38m x 3.07m)

## Bedroom Three

7'3 x 5'8 (2.21m x 1.73m)

## Garden

## Office

12'9 x 8'6 (3.89m x 2.59m)

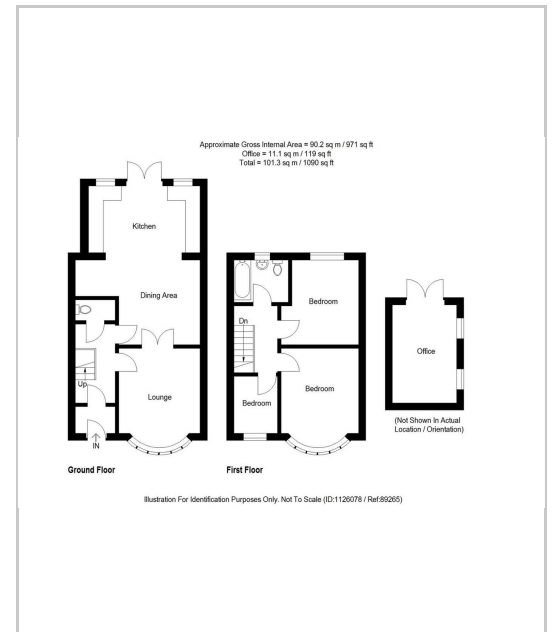
## Garden Storage

9'6 x 5'3 (2.90m x 1.60m)

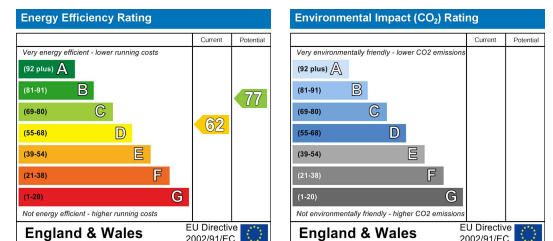
## Area Map



## Floor Plans



## Energy Efficiency Graph



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