

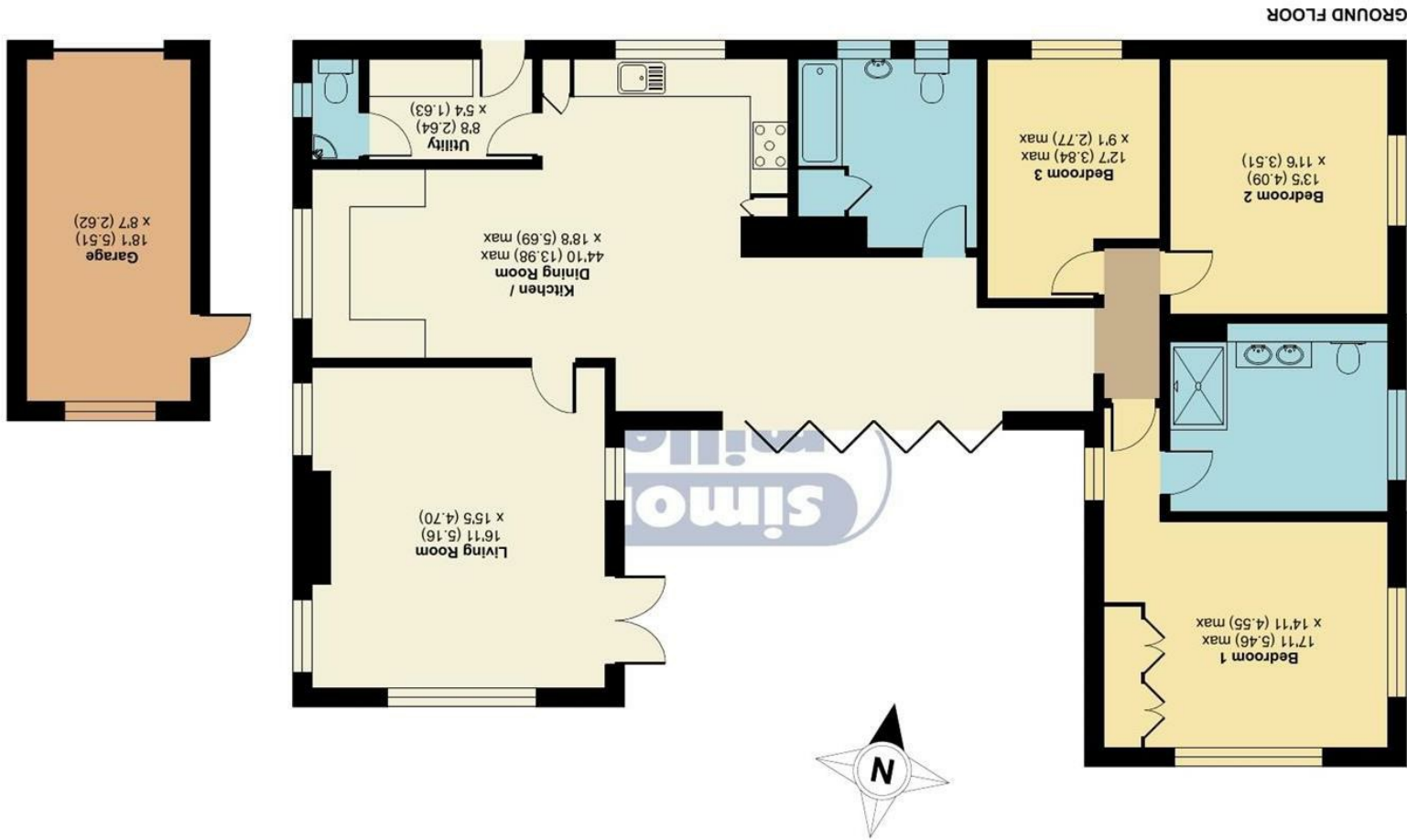


**West Belringham Chart Road, Maidstone, ME17 3AW**

**Guide Price £600,000**  
**EPC RATING: D**

**Chart Road, Sutton Valence, Maidstone, ME17**

Approximate Area = 1555 sq ft / 144.4 sq m  
Garage = 157 sq ft / 14.5 sq m  
Total = 1712 sq ft / 159 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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**RICS**  
**Certified**  
**Property**  
**Measurement**

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**The Property**  
**Ombudsman**

**APPROVED CODE**  
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This detached bungalow has been rearranged and refurbished by our sellers to now provide stunning accommodation throughout. With 1555 sq ft the U-shaped layout is flexible and can be adapted to suit the individual needs of bedrooms and reception rooms.

From Chart Road, the driveway has parking for 4-5 cars and terminates at the detached single garage. A pathway and steps down the side of the garage lead to the entrance door to the property.

All of the rooms are bright with large windows taking in the views. On the eastern side of the property, the main bedroom has a vast ensuite shower room and two further large bedrooms and a family bathroom, with a separate WC. There is a separate living room and large open plan kitchen/dining space.

The beautiful tiered and landscaped garden can be viewed and accessed from all sides of the property. A sheltered paved terrace is located at the rear of the family room and sitting room where the stunning panoramic views can be enjoyed. The established flowerbeds have been filled with shrubs, perennials, heathers and bulbs to give all year colour.

**MATERIAL INFORMATION**

**Freehold**  
**Council Tax Band G**  
**EPC Report D**



• GUIDE PRICE £600,000 - £650,000 • Three/Four Bedroom Detached Bungalow • Open Plan Area And En-Suite • Stunning Views Overlooking The Weald • Bifold Doors Leading Out To A Beautiful Tiered Garden • Close Distance To Local Schools, Shops And Mainline Train Stations • CHAIN FREE • Immaculately Presented With Neutral Decor Throughout

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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