



Downside Headcorn Road, Maidstone, ME17 2AN

O.I.R.O £550,000  
EPC RATING: D

Headcorn Road, Grafty Green, Kent, ME17

Approximate Area = 1694 sq ft / 157.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1357781

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Located in the heart of this semi rural village is this very well presented attached bungalow. With lounge, open to the quality fitted kitchen/breakfast room and three bedrooms, the master with en-suite shower room and dressing area, the property offers a separate dining room which could be used as a fourth bedroom, family shower room and an exceptional conservatory/family room addition with bar area overlooking the garden, making this a wonderful space for entertaining.

Outside, the property offers a gated gravel driveway with parking for three cars and lawned area band mature shrub beds to side and to the rear, large, secluded gardens mainly laid to lawn with paved patio areas, mature shrubs and a large timber storage shed.

The village of Grafty Green offers the popular 'Who'd a Thought It' and Kings Heads public houses, with the larger village of Headcorn approximately 3 miles away, offering a wide mix of shops and restaurants, including Sainsbury's, Costa Coffee, Doctors Surgery and mainline train station with regular services into London Charing Cross. Alternatively, the village of Lenham is approximately 3.5 miles away, offering an eclectic mix of independent shops, Co-Op supermarket, pubs and restaurants and mainline train station into London Victoria.

## MATERIAL INFORMATION

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



- Three / Four Bedrooms • En-Suite and Family Shower Rooms • Spacious Attached Bungalow • Exceptional Conservatory / Family Room Addition • Quality Fitted kitchen/Breakfast Room • Large Mature Rear Gardens • Gated Drive for Three Cars • Fantastic Semi Rural Village Location

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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