



1 Athelstan Green, Hollingbourne, Maidstone, Kent, ME17 1UX
Offers In The Region Of £625,000



Nestled within the highly desirable cul-de-sac of Athelstan Green, in the sought after village of Hollingbourne is this spacious 3-bedroom detached bungalow with scenic views of the North Downs, offering nearly 1,400 sqft of internal space.

The entrance porch leads to a hallway, giving way to a large dual aspect sitting room with fireplace. The contemporary kitchen with granite worktops opens up to a stunning vaulted ceiling dining area with French doors to the rear garden. The property includes a principal bedroom with a modern en-suite wet room, a further double bedroom, a single bedroom, as well as a modern bathroom.

Externally, the property features a large block-paved driveway for up to 5 vehicles, a lawned front garden with established borders, and an attached garage. The rear garden boasts a well-maintained lawn, a spacious patio seating area, and a garden shed.

The popular village of Hollingbourne is served by a station cafe, a few popular pubs and restaurants, a hairdresser, osteopath, primary school, parish church and local parks/walks through the countryside. There is a London line station in the village with direct links to Victoria and Blackfriars, and two stops to Maidstone, the county town of Kent, which is approx. 6-miles distance. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



INTERNALLY

Entrance Porch

Hallway

Sitting Room

Kitchen

Dining Area

Bedroom 1

En-suite Wet Room

Bedroom 2

Bedroom 3

Bathroom

EXTERNALLY

Front Garden

Driveway


Garage

Rear Garden

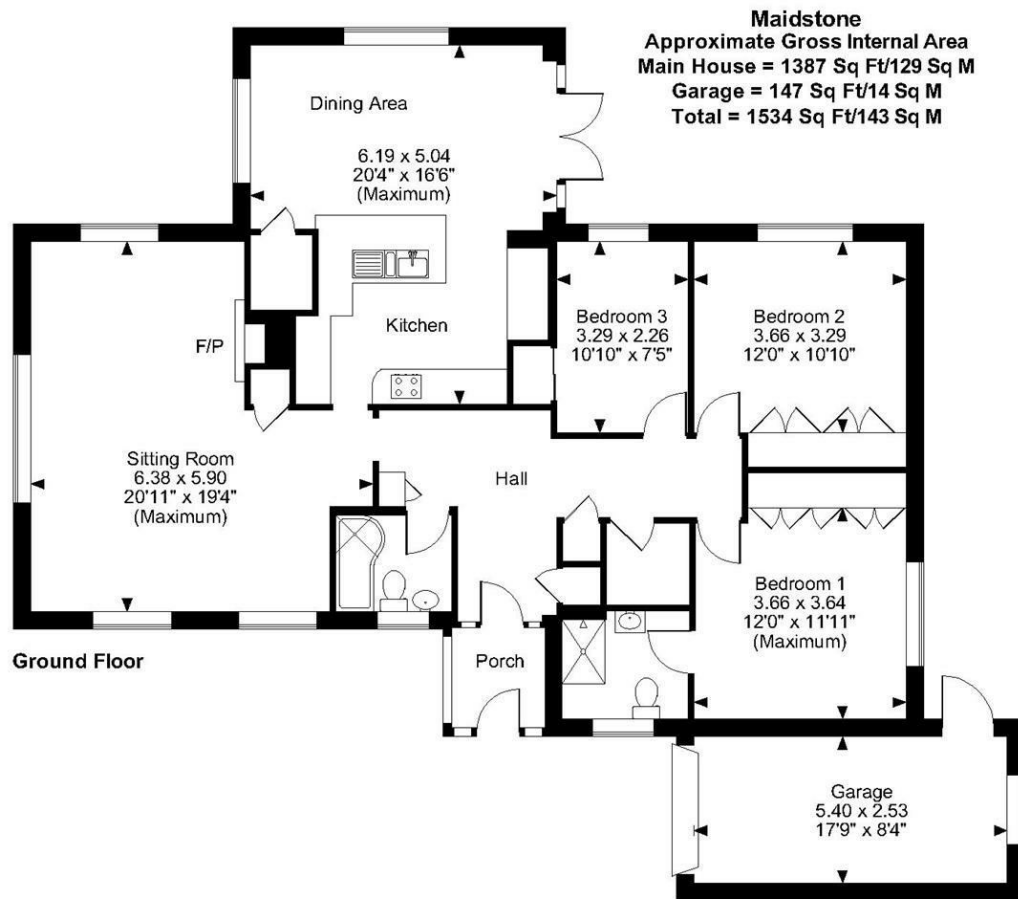
VIEWING

Strictly by arrangement with the Agent's Bearsted
Office: 132 Ashford Road, Bearsted, Maidstone, Kent
ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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