



Heath Road, Langley, Maidstone, , ME17 3JX

Price £250,000

An exceptional opportunity to acquire this charming two-bedroom terraced house, ideally located in the heart of Langley village. This property features an expansive rear garden that stretches approximately 130 feet, offering ample space for outdoor enjoyment.

As you step inside, you are welcomed by a quaint entrance hallway, guiding you to a spacious living/dining area that flows seamlessly into the kitchen at the rear. On the first floor, you will find a generously-sized principal bedroom alongside a well-appointed bathroom. Step up to the top floor, which is accessible via the principal bedroom, and discover a versatile space that can serve as an additional bedroom, a dressing room, or a hobby room to suit your needs. Outside, the impressive mature rear garden is predominately laid to lawn and is complemented by a paved seating area. Plus, you will enjoy the convenience of on-street parking right across from the property.

This residence is a blank canvas for those with a vision, presenting an exciting opportunity to transform it into your dream home. Tenure: Freehold. EPC Rating: D. Council Tax Band: C.



LOCATION

The village of Langley is served by numerous shops including an Aldi supermarket, doctors surgery, schools, parish church and several pubs. There is easy access to the motorway network and mainline stations can be found in the villages of Hollingbourne and Bearsted. Maidstone, the county town of Kent, is c5 miles distance.

ACCOMMODATION

Ground Floor:

Entrance Hall

Living Room

Kitchen

First Floor:

Large Landing

Bedroom One

Bathroom

Second Floor:

Bedroom Two/Dressing Room


EXTERNALLY

Rear Garden

VIEWING

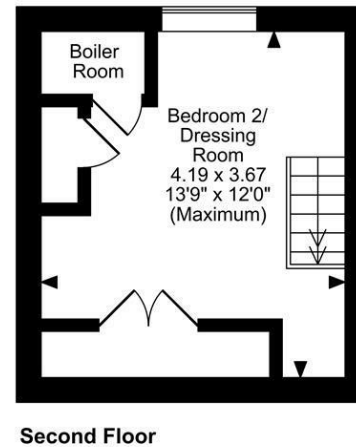
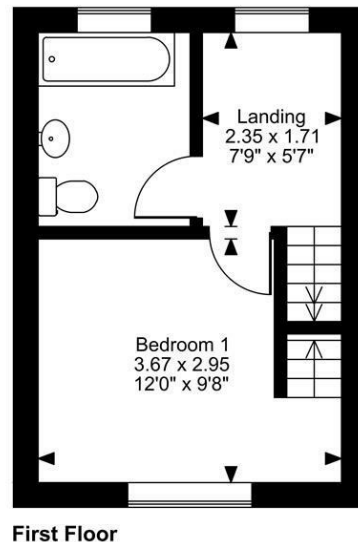
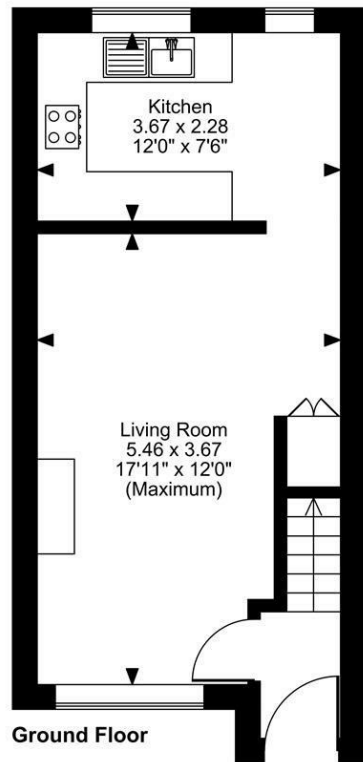
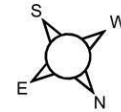
Strictly by arrangement with the Agent's Bearsted
Office: 132 Ashford Road, Bearsted, Maidstone, Kent
ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(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	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Heath Road, Langley, Maidstone, Kent
Approximate Gross Internal Area
694 Sq Ft/65 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8638598/TOW

