



Hadley Gardens, Hollingbourne, Maidstone, Kent, ME17 1UF
Offers In Excess Of £325,000

****GUIDE PRICE £325,000 - £350,000**** This well-proportioned two-bedroom detached bungalow is nestled in a tranquil area of Hollingbourne that offers significant privacy.

Entering through the porch, you are greeted by a hallway that leads to a bright, dual-aspect sitting/dining room. The modern, separate kitchen conveniently opens onto the rear garden. The accommodation comprises two double bedrooms along with a contemporary family bathroom.

The rear garden features a predominantly lawned area, bordered by established hedges and shrubs. The front garden is also laid to lawn and is lined with hedges. Additionally, there is an en-bloc garage adjacent to the property, along with a parking space in front. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



LOCATION

The popular village of Hollingbourne offers a range of amenities, including a quaint station cafe, well-regarded pubs and restaurants, a primary school, a charming parish church, and delightful parks and countryside walks. Furthermore, the village benefits from a London line station, providing direct connections to Victoria and Blackfriars, with just two stops to Maidstone, the county town of Kent, approximately 6 miles away.

ACCOMMODATION

Entrance Porch

Entrance Hall

Utility Cupboard

Sitting/Dining Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

EXTERNALLY

Front Garden

Garage

Driveway

Rear Garden

- Enclosure for Hot Tub

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Copse End, Hadley Gardens, Hollingbourne, Maidstone

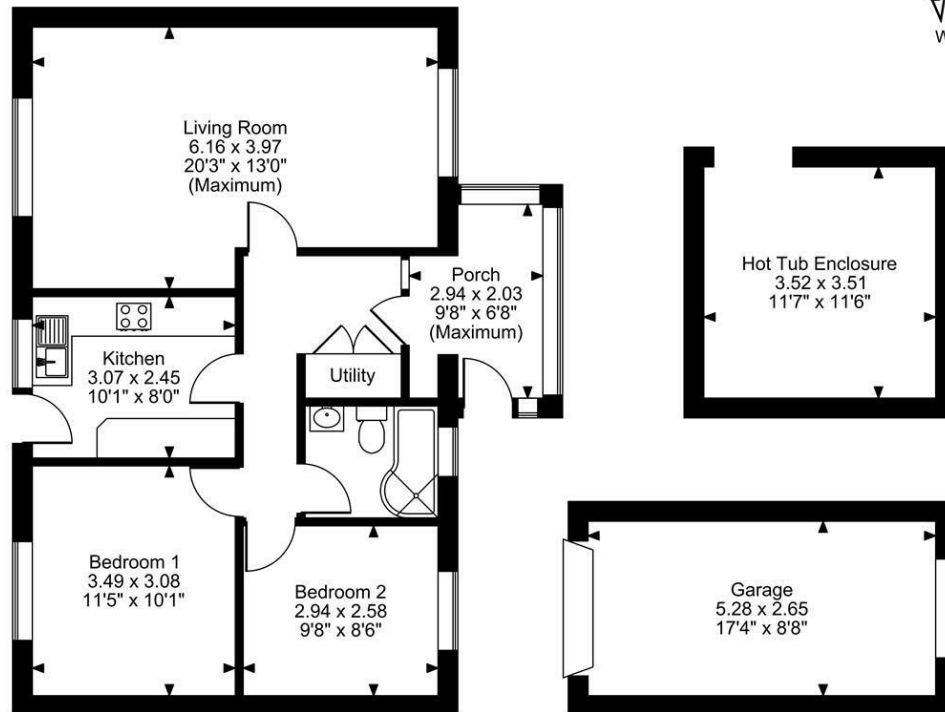
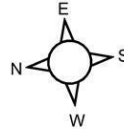
Approximate Gross Internal Area

Main House = 723 Sq Ft/67 Sq M

Garage = 151 Sq Ft/14 Sq M

Hot Tub Enclosure = 133 Sq Ft/12 Sq M

Total = 1007 Sq Ft/93 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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