



## Highlands Detling Hill

Maidstone, ME14 3HT

GREENLEAF PROPERTY SERVICES are pleased to offer to the market this beautifully presented detached chalet bungalow offering versatile accommodation. Set on a generous plot, this property also comes with an office, workshop and outbuilding which has a multitude of uses.

The accommodation comprises of entrance porch, entrance hall, lounge, dining room/bedroom four, kitchen/breakfast room, utility room, bedroom three and shower room with separate W/C. To the first floor there are two further double bedrooms.

Situated in this convenient location, just off the A249, offers quick access to both Maidstone and Sittingbourne town centres, providing a variety of shopping, dining, and leisure opportunities. Additionally, the Hempstead Valley Shopping Centre is also easily accessible, located less than a 20-minute drive away. Sittingbourne Train Station is reachable in under 20 minutes, providing convenient connections to London via the High-Speed rail services. This is a rare opportunity so call now to arrange your appointment to view!

Freehold/EPC Grade F/Council Tax Band C

**Offers In The Region Of £425,000**

# Highlands Detling Hill

Maidstone, ME14 3HT



- NO CHAIN!
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- BEAUTIFULLY PRESENTED
- EPC GRADE F/COUNCIL TAX BAND D
- THREE/FOUR DOUBLE BEDROOMS/VERSATILE ACCOMMODATION
- CONVENIENT LOCATION
- SHOWER ROOM WITH SEPARATE W/C
- KITCHEN/BREAKFAST ROOM WITH UTILITY ROOM
- WORKSHOP/OFFICE/OUTBUILDING TO REAR
- SPACIOUS ACCOMMODATION

## Entrance Porch

## Entrance Hall

## Lounge

14 x 11'11 (4.27m x 3.63m)

## Dining Room

12 x 10'10 (3.66m x 3.30m)

## Kitchen/Breakfast Room

17'3 x 12 (5.26m x 3.66m)

## Utility Room

9'8 x 5'3 (2.95m x 1.60m)

## Bedroom

11'11 x 11'3 (3.63m x 3.43m)

## Shower Room

5'7 x 5'5 (1.70m x 1.65m)

## Separate W/C

## First Floor landing

## Bedroom

17'7 x 11'3 (5.36m x 3.43m)

## Bedroom

17'7 x 12 (5.36m x 3.66m)

## Rear Garden

good size with rear and side access.

## Off Road Parking

for several vehicles.

## Outside building /Office/Workshop

Offices, workshop and outbuilding which could serve as multiple uses.

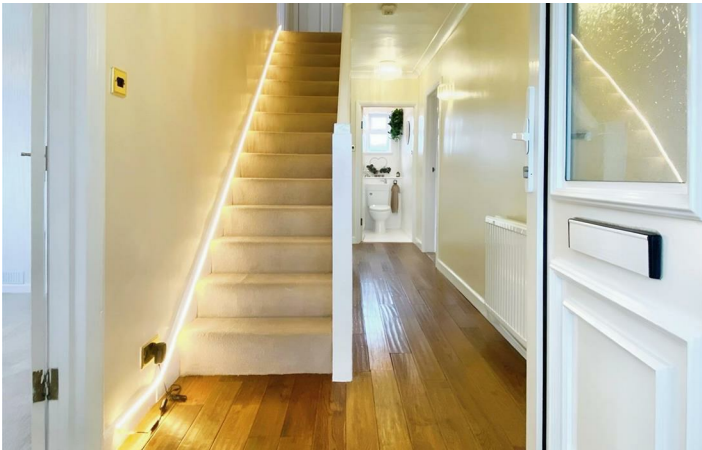
## Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

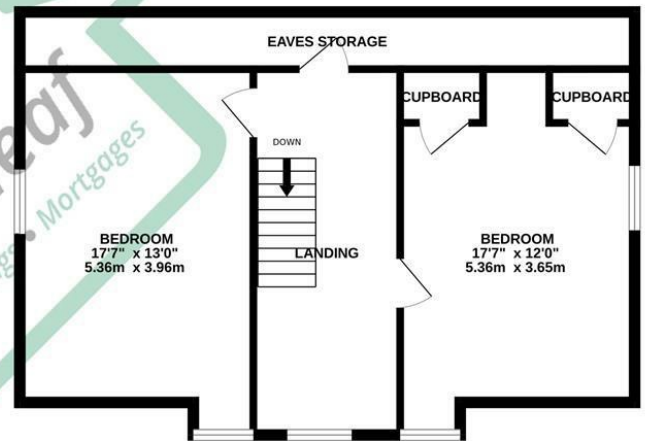
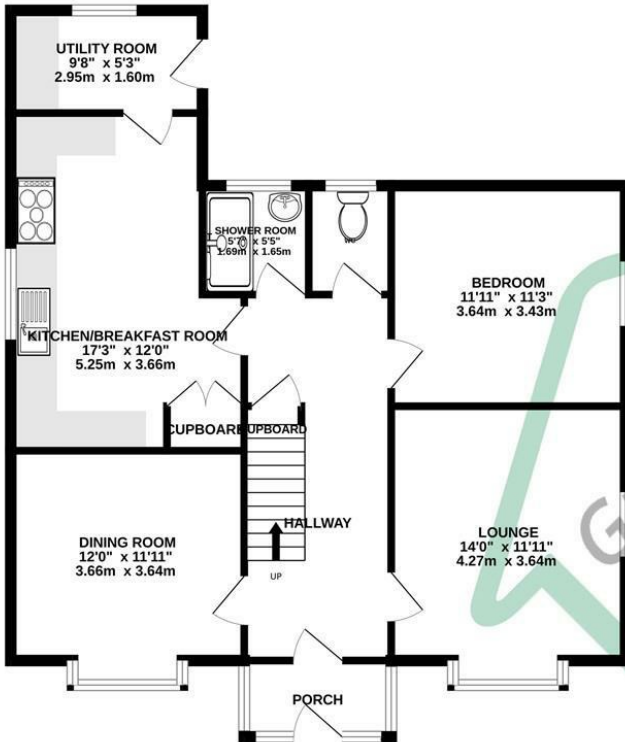
Tel: 01634730672





GROUND FLOOR  
891 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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