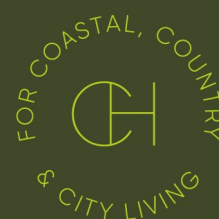


CHRISTOPHER HODGSON



Chestfield, Whitstable

£550,000 Freehold



Chestfield, Whitstable

101 Maydowns Road, Chestfield, Whitstable, Kent, CT5 3LW

A spacious detached bungalow ideally situated towards the end of a private no-through road. The property is within close proximity of Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre, supermarkets, bus routes and Chestfield and Swalecliffe station (0.6 miles).

The bungalow occupies a generous plot, with the rear garden extending to 132ft (40m). The gardens are predominantly laid to lawn, with mature trees and shrub borders. A driveway to the front of the property provides off street parking for a number of vehicles and access to the attached integral garage.

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, a large living/dining room with wood burning stove and doors opening to the garden, a dining room, kitchen with utility room, three bedrooms and two bathrooms (one en-suite).



LOCATION

Maydowns Road is a desirable location in the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80 mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsbury's Supermarket and a bus route are also easily accessible. The property is 1 mile distant from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Chestfield is situated between the seaside town of Whitstable, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (6.5 miles distant) which enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 21'11" x 4'8" (6.68m x 1.42m)
- Living / Dining Room 18'5" x 11' (5.61m x 3.35m)
- Kitchen/Breakfast Room 12'10" x 11' (3.91m x 3.35m)
- Utility Room 8'3" x 5'3" (2.51m x 1.60m)
- 1 Bedroom 12'3" x 10'7" (3.73m x 3.23m)
- En-Suite Shower Room 4'11" x 4'9" (1.50m x 1.45m)
- 2 Bedroom 11'3" x 10'1" (3.43m x 3.07m)
- Bedroom 3 11'6" x 8'2" (3.51m x 2.49m)
- Bathroom 8'3" x 5'3" (2.51m x 1.60m)

OUTSIDE

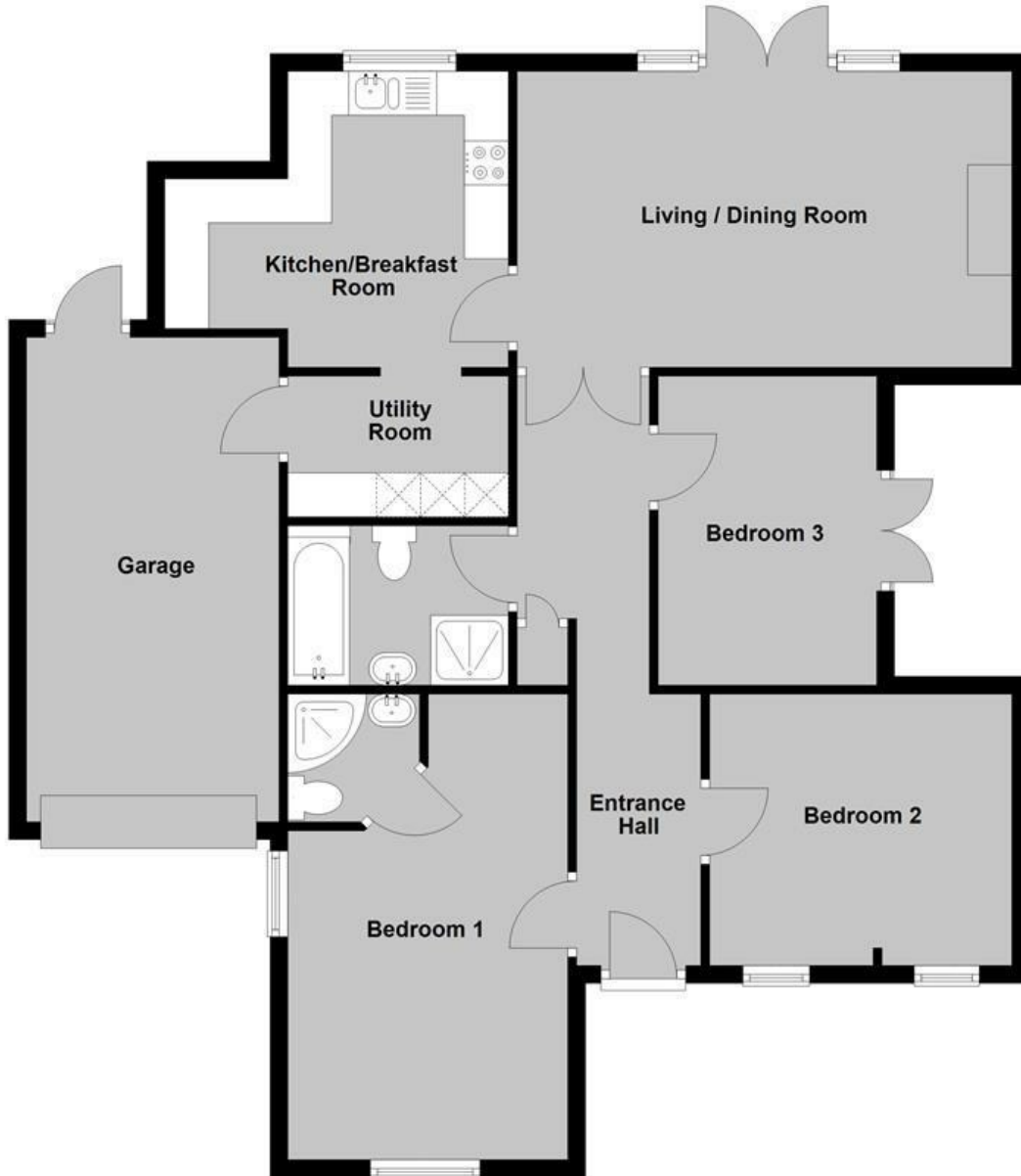
- Garden 132' x 38' (40.23m x 11.58m)
- Integral Garage 18'4" x 9'5" (5.59m x 2.87m)





Ground Floor

Main area: approx. 86.9 sq. metres (934.9 sq. feet)
Plus garages, approx. 16.1 sq. metres (172.8 sq. feet)



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Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £2,139.10

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Energy Efficiency Rating	
Current	Best
Band A	Band A
Band B	Band B
Band C	Band C
Band D	Band D
Band E	Band E
Band F	Band F
Band G	Band G

Energy Efficiency Rating: 84 (Current), 87 (Best)

England & Wales

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