



**117 Heath Road, Barming, Maidstone, Kent, ME16 9JT**  
**Price £575,000**

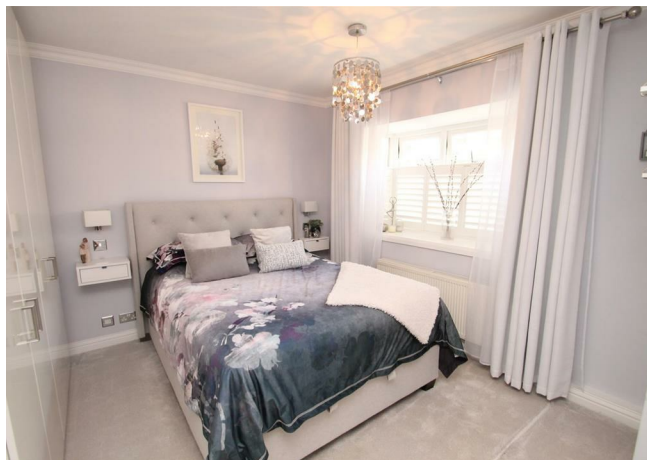




AN EXCEPTIONALLY WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW WITH FANTASTIC VIEWS TO THE REAR, SITUATED IN THE MOST SOUGHT AFTER BARMING AREA.

This rarely available detached bungalow features a spacious lounge, modern kitchen/breakfast room, modern bathroom, two double bedrooms and a further single bedroom. We understand from our client that planning consent had previously been granted for a significant extension, however, this has subsequently lapsed. There are extensive parking facilities to the front and a large garden to the rear. The property is well placed for all local amenities and internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: C  
Council tax band: E  
Tenure: Freehold



## LOCATION

117 Heath Road situated in the popular Barming area to the west of Maidstone. There are grammar schools close by, a mainline railway station in Barming and the town centre is a short drive away.

## PROPERTY INFORMATION

An exceptionally well presented three bedroom detached bungalow with fantastic views to the rear.

## KEY FEATURES

Modern kitchen/breakfast room

Modern bathroom

Large garden to the rear

Two double bedrooms and further single bedroom

Fantastic views to rear

Extensive parking facilities

## ACCOMMODATION

### Entrance Hall

Lounge: 15'4 x 11'10 (4.67m x 3.61m)

Kitchen: 13'1 x 10'6 (3.99m x 3.20m)

Bedroom 1: 13' x 11'1 (3.96m x 3.38m)

Bedroom 2: 11' x 10' (3.35m x 3.05m)

Bedroom 3: 11' x 6'7 (3.35m x 2.01m)

### Modern Family Bathroom

### EXTERNALLY:


There is a driveway providing ample off road parking and a large garden to the rear.

### VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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