



# HARTLEY ESTATES

INDEPENDENT PROPERTY AGENTS

## £505,000

### Mahdi, Larks Field, Hartley, Kent DA3 7EJ

We are pleased to be able to offer for sale this extended two bedroom semi detached bungalow which is offered with no onward chain. The property enjoys a large back garden and ample parking to the front, along with a detached single garage.







- Semi Detached Bungalow
- Two Bedrooms
- Kitchen/Diner
- Living Room
- Conservatory
- Large Garden
- Garage & Driveway
- No Onward Chain

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The accommodation, with approximate measurements and numerous power points, comprises:

#### ENTRANCE PORCH

Entrance via UPVC front door. Ceramic floor.

#### ENTRANCE HALL

Ceramic floor. Radiator. Access to loft space.



**LIVING ROOM 14'8" x 11'6" (4.47m x 3.51m)**  
Double glazed sliding doors to conservatory. Open fire with mantle and hearth. Radiator. Laminate floor.

**CONSERVATORY 10'0" x 6'10" (3.05m x 2.08m)**  
Double glazed French doors to rear. Radiator. Laminate floor.

**KITCHEN/DINER 14'11" x 10'2" (4.55m x 3.10m)**  
Double glazed door and window to rear. Double glazed window to side. Range of wall and base units. Worktop space. Stainless sink unit with mixer tap and drainer. Electric oven and hob with extractor. Wall mounted gas central heating boiler. Ceramic floor. Radiator.

**BEDROOM 11'6" x 10'8" (3.51m x 3.25m)**  
Double glazed window to front. Radiator. Carpet.

**BEDROOM 11'5" x 10'3" (3.48m x 3.12m)**  
Double glazed window to front. Radiator. Carpet. Built in wardrobe cupboard.

**BATHROOM**  
Double glazed window to side. White suite comprising low level WC, panelled enclosed bath with mixer and shower attachment, pedestal wash hand basin. Heated towel rail. Tiled walls. Ceramic floor.





**FRONT GARDEN**  
Driveway with parking for several vehicles.

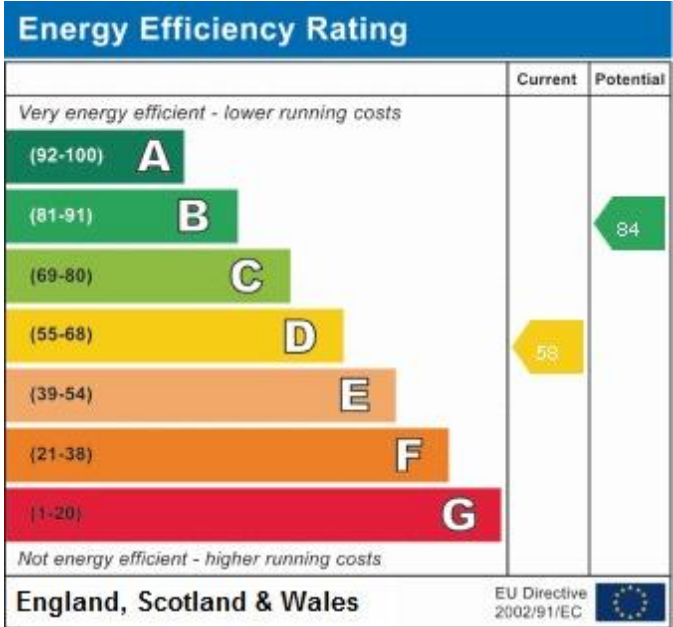
**REAR GARDEN**  
Mainly laid to lawn with shrub and flower borders. Patio area. Garden shed.

**GARAGE 17'9" x 8'4" (5.41m x 2.54m)**  
Detached single garage. Up and over door. Personal door to side. Power and light.

Tenure: Freehold

Council Tax Band: E

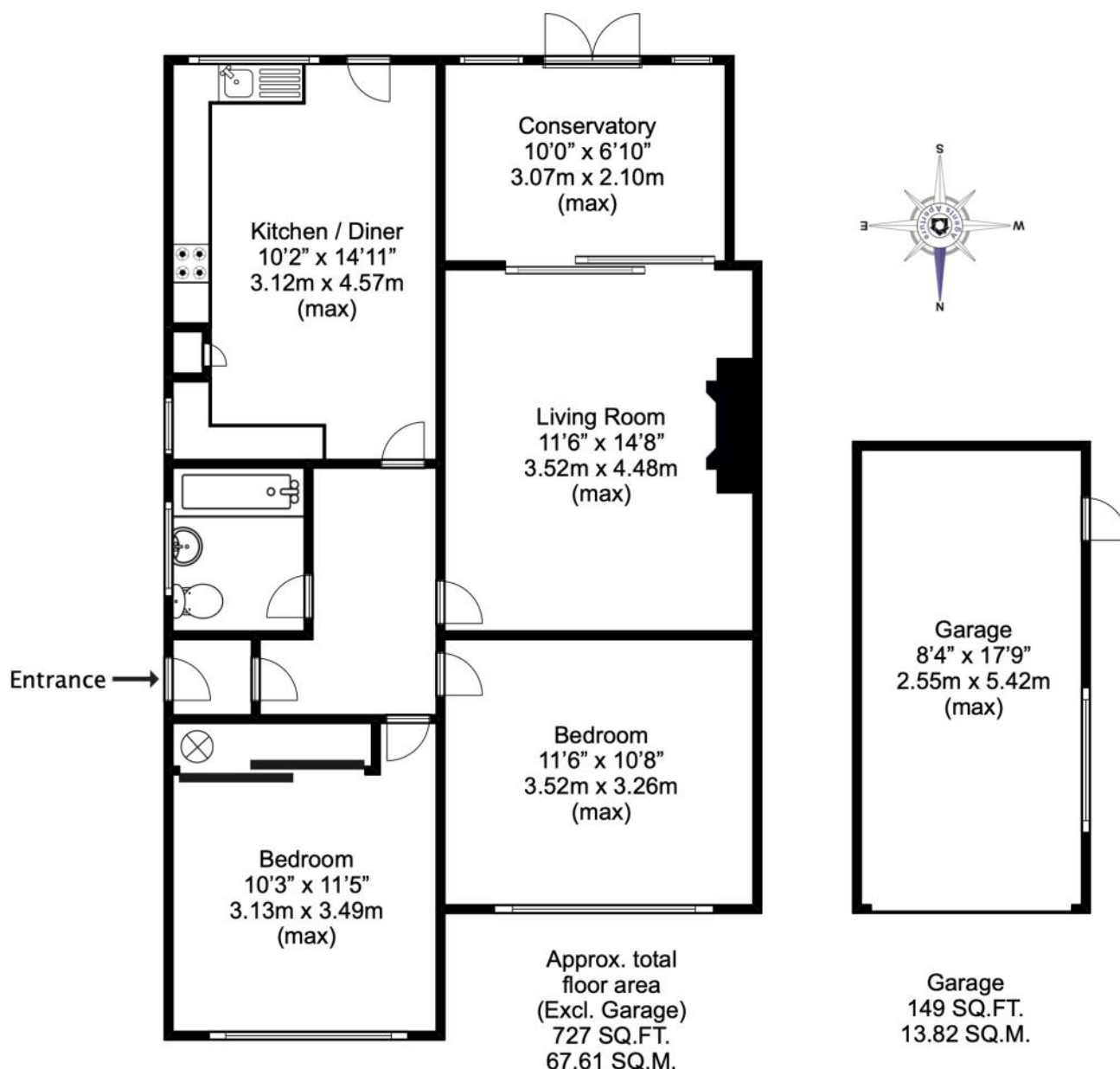
Fixtures and fittings by arrangement other than those mentioned.











#### Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked.

Buyers are strongly advised to take their own measurements and compass bearing.



**Viewing by prior telephone appointment with Hartley Estates.**  
**Opening hours: Monday – Friday 9am-5.30pm, Saturday 9am-5pm**

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