



Church Lane, Shadoxhurst

Ashford, Kent, TN26



DESCRIPTION

A spacious bungalow set in in approximately 0.3 acre in a semi rural location close to the village of Shadoxhurst. The accommodation requires some updating and includes an entrance hall, sitting room, dining room, kitchen, utility room, 4 bedrooms, en suite bathroom, family bathroom, cloakroom and a conservatory. This property also benefits from central heating, double glazing, good size front and rear gardens, 2 garages and a large driveway providing plenty of off road parking. No forward chain.

LOCATION

Shadoxhurst benefits from some amenities including a public house, churches, village hall and recreation field. A post office stores is nearby at Stubbs Cross. The M20 motorway is easily accessible at Junctions 9 & 10 and Ashford International Station provides a fast service to London.

Offers in Excess of: £550,000

Services: Mains electricity and water. LPG gas heating. Private drainage.

Council Tax: Band E

Tenure: Freehold

Ref: R1669





The accommodation comprises

Entrance Hall Down to internal storage cupboard with shelf and rail and room temperature thermostat.

Sitting Room Fireplace with raised firebox and timber surround. 2 radiators. Wall light points.

Dining Room Radiator. Serving hatch to kitchen.

Kitchen Floor and wall mounted kitchen storage units with tiled splash back and ample worksurface. Stainless steel double sink with mixed tap and drainer. Integrated electric double oven and 4 burner gas hob. Space for a dishwasher and a fridge freezer. Radiator.

Inner Hall Louvre door to integral storage cupboard. Double leaf louvre door to airing cupboard housing hot water cylinder, linen shelves. Radiator. Access to roof void.

Bedroom Radiator. Built in wardrobes.

Ensuite Bathroom Suite comprises pedestal wash handbasin, low level close coupled w/c, panel bath with mixed tap and spray. Tiled splash backs. Vanity cupboard with mirror doors and light and radiator.

Utility Room Floor mounted storage units with ample worksurface and stainless steel sink with mixer tap. Radiator. Wall mounted gas fired boiler.

Cloakroom Low level close coupled w/c. Wash hand basin. Radiator.

Bedroom Radiator. Integral wardrobe cupboard with rail and shelves.

Bedroom Radiator. Integral wardrobe cupboard with rail and shelves.

Bathroom Suite comprises pedestal wash hand basin, panel bath, low level close coupled w/c, shower. Radiator. Wall mounted electrical heater. Vanity cupboard with mirror doors and light. Tiled splash backs. Radiator.

Conservatory Tiled floor. Pendant fan and light. Double leaf door to the garden.

Garages There are 2 attached single garages with up and over garage doors.

Outside To the front a gated brick driveway provides ample parking. Lawn and trees. Outside lights. Gated pedestrian access to sides. Outside tap. The rear garden is spacious with mature trees, 2 greenhouses and timber sheds and small pond.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.




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Approximate Gross Internal Area = 161.4 sq m / 1737 sq ft
(Excluding Garages)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1005611)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	32	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
WWW.EPC4U.COM		



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angela-hirst.com
admin@angela-hirst.co.uk
t: 01233 731177 / 0845 521 1980