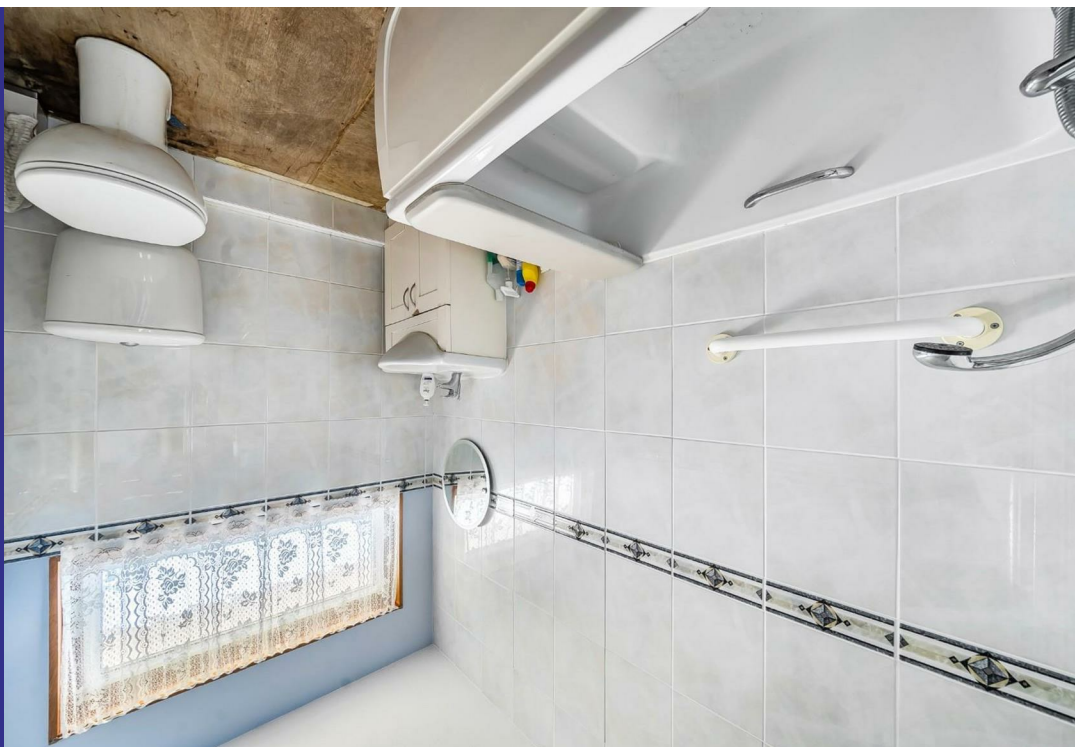




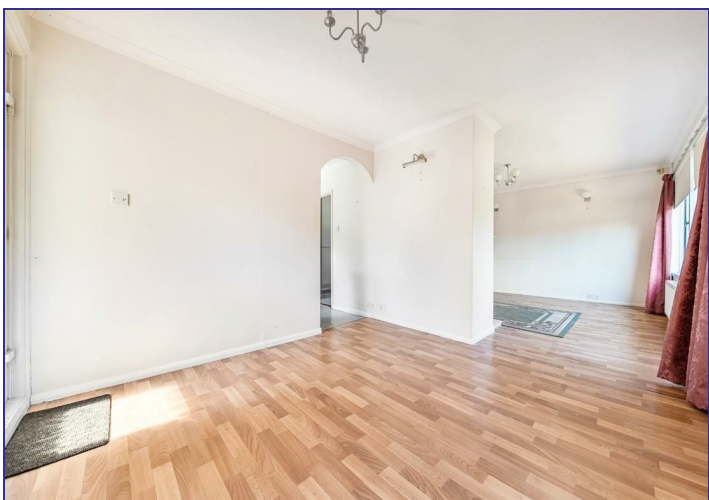
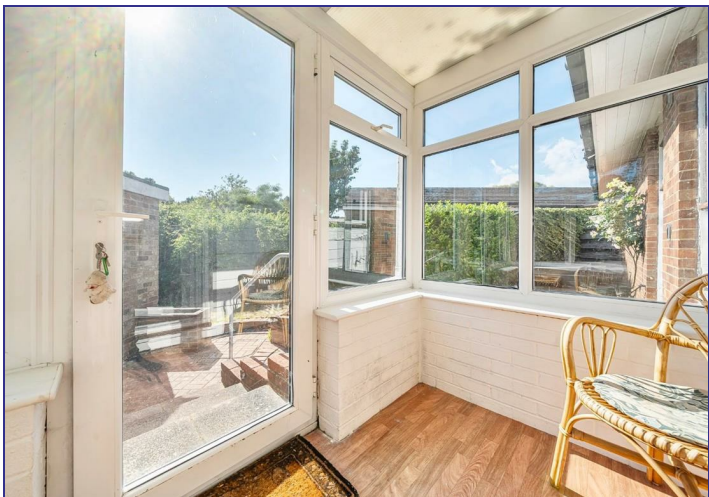
3 Stisted Way, Egerton, Ashford, TN27 9DL

Price £395,000

GOULD
HARRISON

Offered for sale with the benefit of no onward chain is this pleasantly appointed detached bungalow in the much sought after village of Egerton. The property comprises an entrance hall, sitting room, dining room, kitchen, conservatory, three bedrooms and bathroom/WC. The rear garden enjoys a sunny aspect with the property also benefitting from double glazing, gas central heating, detached garage and driveway.

Set within a delightful cul de sac, local amenities and village store are only a short walk away whilst the village enjoys an active local community.



Location

Egerton is a rural ridgetop village 9 miles northwest of Ashford with Maidstone 14 miles west via the A20 at Lenham.

The heart of the community is the Egerton recreation ground bequeathed to the village by Lord Cornwallis in 1920. This a large area of open ground behind Rock Hill Road. On the highest level is now the Millennium Village hall and parking and immediately below it is the childrens play area. The Egerton cricket ground and football pitch occupy the upper and lower playing fields and the lower field is leased to local farmers for sheep grazing. There is a wide range of properties, some infill conversions and new builds as well as detached houses in established gardens. Egerton has an active parish council and a recent neighbourhood plan. Egerton holds a two

week music festival in late June every 3 years run by local residents; started in 1997 to raise funds for the Millennium Hall, it is now one of Kent's celebrated summer festivals.

Entrance Hall

Cupboard housing meters.

Inner Hall

Airing cupboard housing immersion tank, doors to:

Sitting Room 12'7 x 12'4 (3.84m x 3.76m)

Double glazed window to front, gas fire set in marble back and hearth with classical surround, TV aerial point, open through to:

Dining Room 10'1 x 10'1 (3.07m x 3.07m)

Double glazed window to front, door to conservatory and open arch through to:

Kitchen 10'6 x 8'9 (3.20m x 2.67m)

Double glazed window to side, range of fitted wall and base units with stainless steel sink, electric hob, plumbing and space for washing machine.

Conservatory

Double glazed with casement door to rear garden.

Bedroom One 13'1 x 12'0 (3.99m x 3.66m)

Double glazed window to rear, radiator.

Bedroom Two 11'0 x 10'9 (3.35m x 3.28m)

Double glazed window to rear, radiator.

Bedroom Three 9'0 x 8'6 (2.74m x 2.59m)

Double glazed window to side, radiator.

Bathroom

Double glazed window to rear, white suite comprising a panelled bath with mixer tap and shower attachment, low level WC, pedestal hand basin, localised tiling.

Garden

Pleasantly enclosed with a sunny aspect and herbaceous borders, side gated access.

Detached Garage & Driveway

Block paved driveway providing off road parking for two/three cars leading to a detached single garage with up and over door.

Services

All main services are connected.

Tenure

Freehold.

Council Tax

Ashford Borough Council Band: E.

