

\* Two bedroom Detached Bungalow \* NO ONWARD CHAIN \* Garage and Driveway \* Beautiful Rear garden \* Planning Permission granted for Loft conversion. Application reference number 24/00321/PA \* EPC Rating: TBC / Council tax Band: D £2,337.81 PA \*

NO ONWARD CHAIN!!! Waghorn and Company are proud to offer to the market this wonderful detached bungalow located in the much sought after Brookmead development in Hildenborough. The property is of brick construction under a tiled roof and offers deceptively spacious accommodation with recently remodelled kitchen and stylish bathroom. The property has the added benefits of a garage and well maintained rear garden. An early viewing is highly recommended.

#### Front

Brick paved path leading to entrance door, with remainder of the garden being aid to lawn with side flowered borders and abundance of established shrubs and plants. Brick paved driveway leading to garage.

#### **Entrance**

Access is via a canopied entrance porch with double glazed door leading to entrance hall.

#### **Entrance Hall**

Doors leading to lounge/dining room, kitchen, bedrooms and shower room, access to loft and radiator.

# **Lounge/dining room** 17' 0" x 13' 0" (5.18m x 3.96m)

Double glazed patio doors leading onto rear garden, feature fireplace with inset gas living flame fire, tiled back and hearth and radiator.

## Kitchen 10' 11" x 10' 11" (3.32m x 3.32m)

Double glazed window to front, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, under cabinet lighting, integrated oven and microwave, halogen hob with extractor hood over, integrated slimline wine fridge, integrated fridge and freezer, integrated dishwasher, tiled flooring and radiator. Double glazed frosted door leading to covered walkway.

#### **Shower Room**

Double glazed window to front, shower with glass screen, hand wash basin, low level w/c.

## **Bedroom 1** 15' 0" x 13' 0" (4.57m x 3.96m)

Double glazed window to rear, selection of build in wardrobes and radiator.

## **Bedroom 2** 10' 11" x 10' 9" (3.32m x 3.27m)

Double glazed window to front, selection of display units with cupboards under and radiator.

# **Covered Walkway**

Door leading to front & part glazed door leading to garage.

## **Garage** 16' 10" x 7' 7" (5.13m x 2.31m)

Up and over door to front, window to rear, space and plumbing for washing machine.

#### Rear Garden











To the rear of the property is a stone patio area with the remainder of the garden being mainly laid to lawn with side flowered borders and an array of established plants, shrubs and trees. Outside tap and light.

### **Tenure**

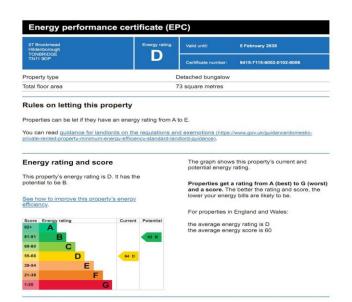
Freehold

## **Planning Permission**

Planning Permission has been granted for a Loft conversion with hip to gable roof alteration, 0.3m increase in ridge height, skylight window to front roof slope and rear dormer Full details can be found at

https://planning.agileapplications.co.uk/tmbc/application-details/157421







Total Area: 83.7  $m^2\,\dots\,901\,\,\mathrm{ft}^2$  All measurements are approximate and for display purposes only.

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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details are in working order nor have we sort any certification of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of any appliances and or services within these details does not imply they are in working order not applied to the services and or services within the property of the services are applied to the services and or services within the property of the services and or services within the services and or services within the property of the services are services.

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