



**SAXON SHORE**  
— ESTATE AGENTS —



## **Marstan Bagshill Road, Leaveland, ME13 0PB**

### **Offers in the region of £525,000**

Introducing this three bedroom, detached, chalet bungalow on Bagshill Road in Leaveland, which is near Faversham and ideally located for commuting and a short drive away from Ashford and Canterbury. Situated on a large plot in a rural location with picturesque views of fields to front and rear. Offered for sale with no onward chain.

Accommodation spans across two floors and comprises of a porch and entrance hall, a lounge with a feature fireplace, a sitting room with an archway to a dining room that has french doors opening onto the garden, a kitchen, conservatory and shower room with W/C to the ground floor.

Upstairs are two double bedrooms, a good size single bedroom and a full bathroom.

Outside to the front is a lawned garden, a driveway and a garage providing ample parking. To the rear is a generous, well established garden with a patio area, a greenhouse, and access to the garage which has a workshop space at the far end which could make a great office/studio space.



Entrance Hall



Landing



Lounge  
12'0" x 13'6" (3.67 x 4.14)



Sitting Room  
11'11" x 12'0" (3.65 x 3.66)



Dining Room  
8'1" x 11'10" (2.47 x 3.62)



Kitchen  
13'1" x 11'6" (4.01m x 3.51)



Shower Room  
6'7" x 6'6" (2.02 x 2)

Bedroom 1  
13'2" x 12'0" (4.03 x 3.67)



Bedroom 2  
9'8" x 11'10" (2.95 x 3.62)



Bedroom 3  
6'8" x 12'0" (2.05 x 3.66)





**Bathroom**  
7'6" x 10'0" (2.3 x 3.05)



**Conservatory**  
11'1" x 6'3" (3.4 x 1.92)



**Garden**



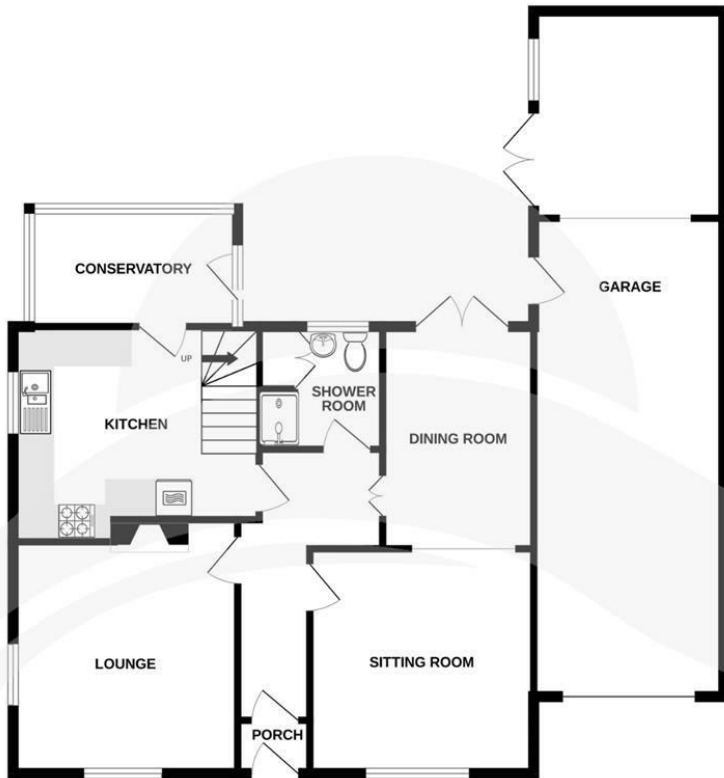
**Garage**  
10'2" x 36'8" (3.1 x 11.18)

**View**

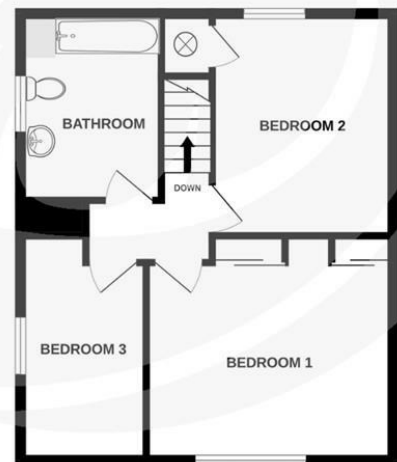




GROUND FLOOR  
102.5 sq.m. (1104 sq.ft.) approx.

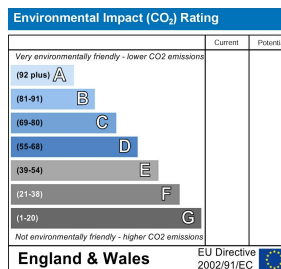
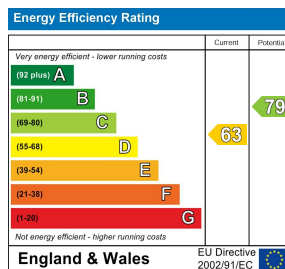


1ST FLOOR  
43.8 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA: 146.3 sq.m. (1575 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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