

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Welcome Home...**  
**Scratchers Lane, Fawkham**

**Offers in the Region of £485,000**  
**FREEHOLD**

Looking for that rural life, then look no further! Wisdom Estates are proud to present to the market with no onwards chain, this deceptively spacious, and well-presented 3 Double-Bedroom Semi-Detached Bungalow. Located on a generous plot with a huge driveway to front, a large 'L' shaped garden, and an abundance of potential to extend (STPP), this property is perfect for the growing family. EPC Rating 58 D

**FEATURES INCLUDE:**

- 3 Double Bedroom Bungalow**
- Chain-Free**
- Rural Location**
- Large Driveway**
- Huge Potential (STPP)**
- New Boiler 2024**

REF: 11438

**0208 090 5959**  
**www.Wisdom-Estates.co.uk**

## **The accommodation comprises:**

**ENTRANCE HALL** Upon entering through the double-glazed feature front door of this deceptively spacious bungalow, you are immediately taken by the endless opportunities presented before you. Comprising of a new fitted carpet, a wall-mounted radiator, and loft-hatch access to the large loft space.

**KITCHEN / DINER 25' x 10' 8" (7.62m x 3.25m)** The impressively proportioned Kitchen / Diner measures 25' x 10'8" at it's widest, and so for ease of reference we have described the individual areas below.

**KITCHEN 12' x 10' 8" (3.66m x 3.25m)** The large Kitchen comprises of a double-glazed window to side, an array of fitted wall and base units with worktops over, a sink and drainer, an integrated oven, and electric worktop hob. There is a newly installed boiler (2024), plumbing for a dishwasher and washing machine, alongside ample space for a fridge / freezer. Ease of maintenance is provided by the fully-tiled floors and part-tiled walls.

**DINING AREA 13' x 10' 8" (3.96m x 3.25m)** The Dining Area is bright and airy and benefits from a glazed patio door to side, a double-glazed window to side, a wall-mounted radiator, durable wood-laminate flooring, and double-glazed patio doors leading out to the rear garden.

**FAMILY ROOM 25' x 11' (7.62m x 3.35m)** The sizeable Family-Room provides the ideal space for the family to sit down, relax and unwind. Comprising of a new fitted carpet, two wall-mounted radiators, a double-glazed window to side, alongside double-glazed patio doors to rear.

**FAMILY BATHROOM 9' 5" x 7' 2" (2.87m x 2.18m)** The Family Bathroom encompasses a double-glazed window to side, fully-tiled walls and flooring, and a 3 piece suite to include: a low-level W/C, a hand-wash basin, and a corner bath.

**MASTER BEDROOM 11' x 10' 6" (3.35m x 3.2m)** The Master Bedroom is ready to make your own and benefits from a large double-glazed window to front, a new fitted carpet, and a wall-mounted radiator.

**BEDROOM TWO 12' x 10' 2" (3.66m x 3.1m)** Bedroom Two is another good size double and comprises a large double-glazed window to front, a wall-mounted radiator, and new fitted carpets.

**BEDROOM THREE 11' x 11' (3.35m x 3.35m)** The Third Double-Bedroom comprises a large double-glazed window to rear, a wall-mounted radiator, and a new fitted carpet.

**GARDEN** The large 'L' shaped garden is bordered by shrubbery and trees which ensures the garden is private and secluded, whilst a large lawn, gated side access to front, and a decked seating area offers an outside space for the whole family to enjoy.

**DRIVEWAY & FRONT GARDEN** Parking here will never be an issue! The huge driveway to front ensures ample off street parking for several cars, and provides gated side access to the side & rear garden.

### **Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

### **Measurements**

Please note that all measurements are approximate.



