



**HUNTERS**<sup>®</sup>

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# Hogben Close, Lyminge

Asking Price £375,000

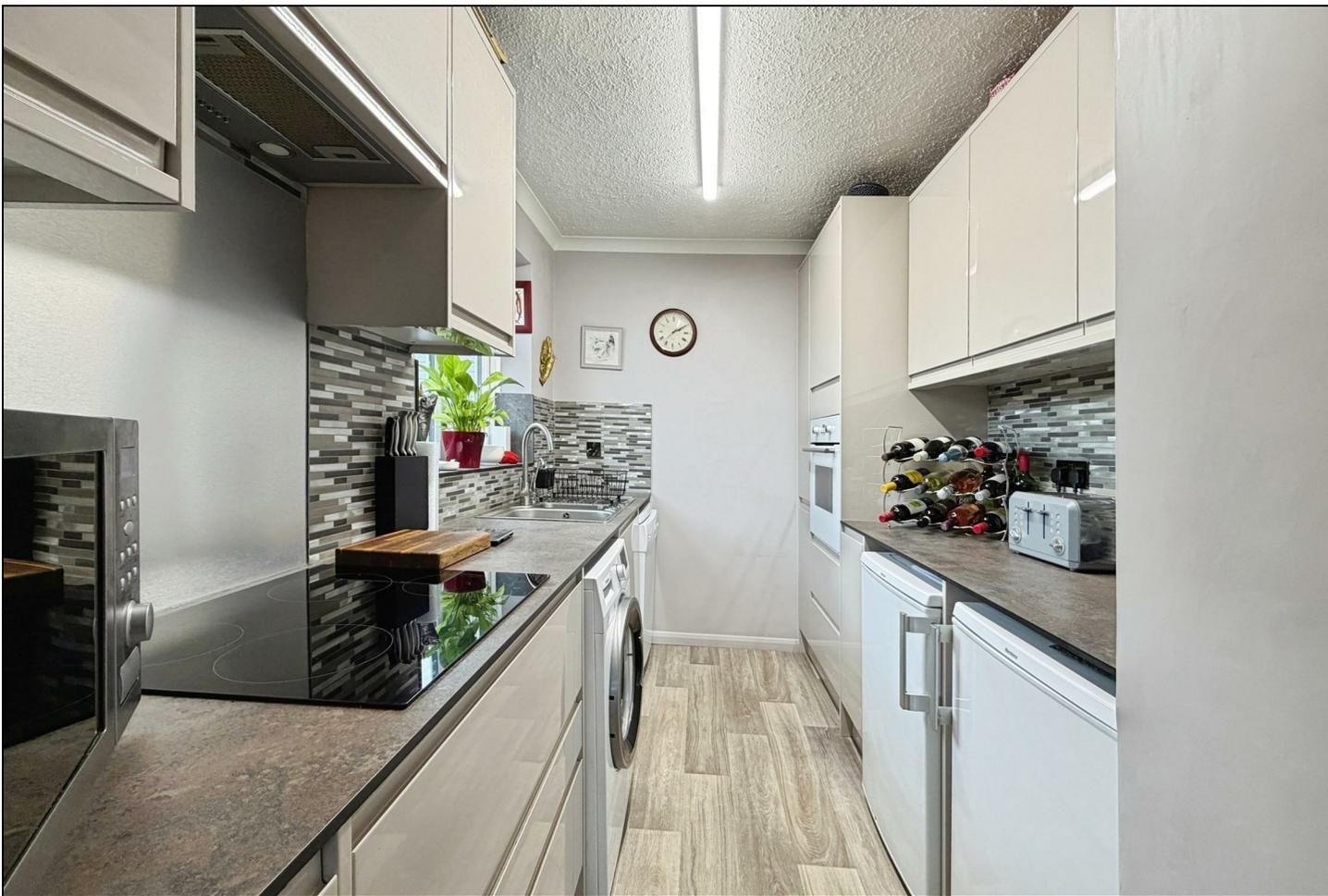


Nestled in the charming village of Lyminge, Hogben Close presents a delightful opportunity to acquire a semi-detached home that is perfect for those seeking a comfortable and convenient lifestyle. This well-appointed property features two inviting bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed, with a welcoming reception room that serves as the heart of the home, ideal for entertaining guests or enjoying quiet evenings.

The bungalow boasts two bathrooms, ensuring that both residents and visitors have easy access to modern facilities. This is particularly advantageous for families or those who enjoy hosting friends. The property is set in a peaceful neighbourhood, offering a sense of community while still being within easy reach of local amenities.

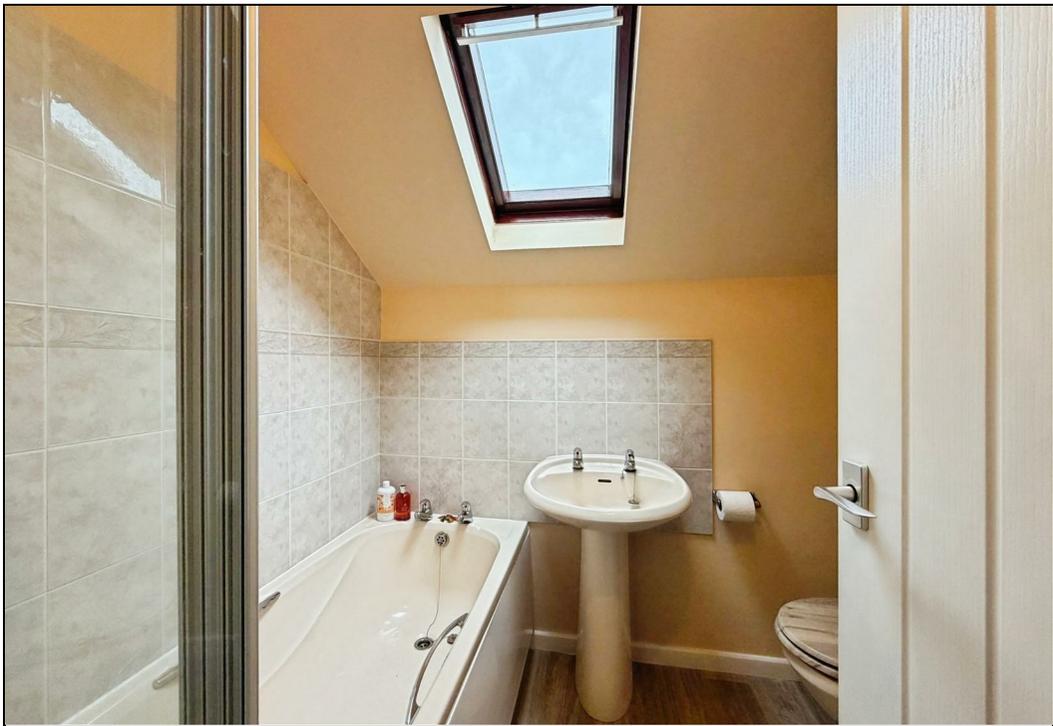
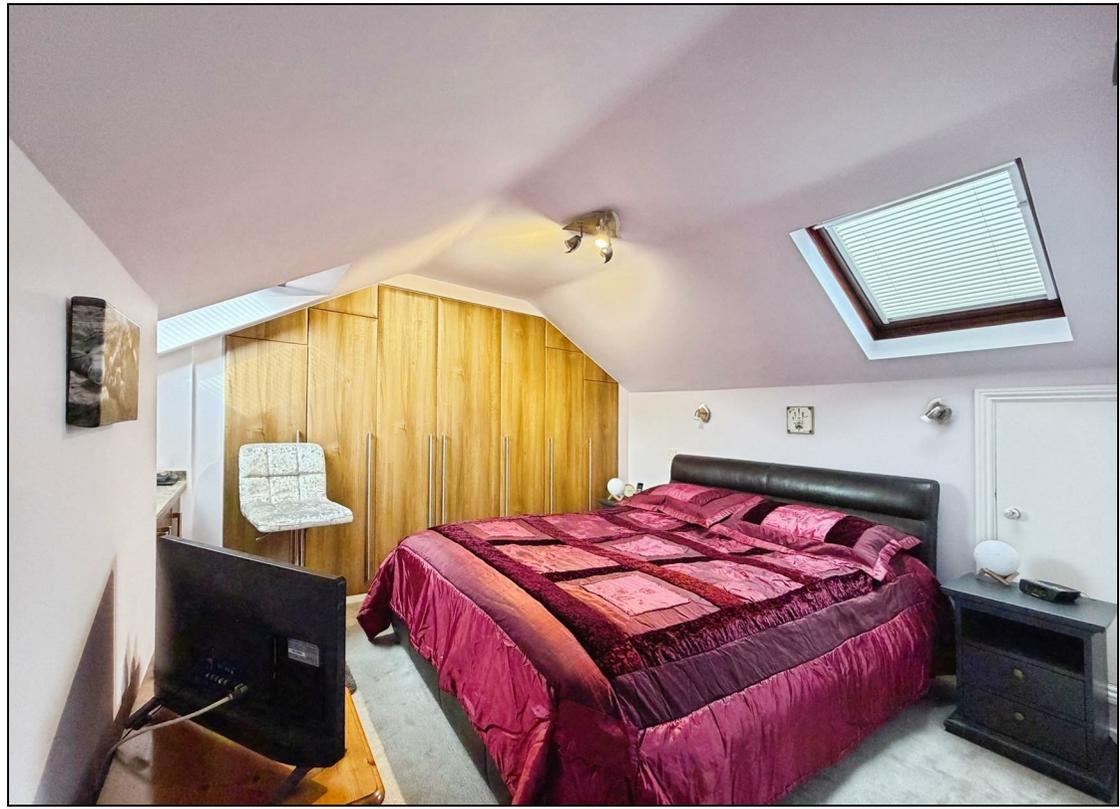
Lyminge itself is a picturesque village, known for its rich history and beautiful surroundings. Residents can enjoy the tranquillity of rural living while benefiting from nearby shops, schools, and recreational facilities. The area is well-connected, making it easy to explore the wider Kent region.

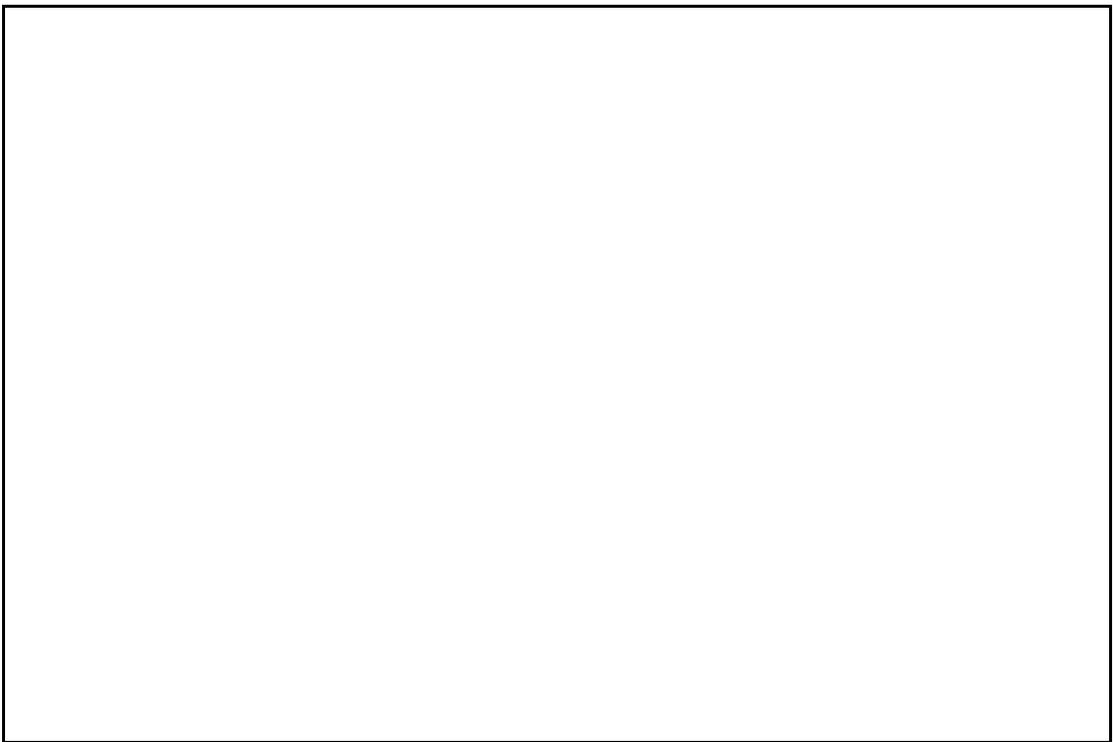
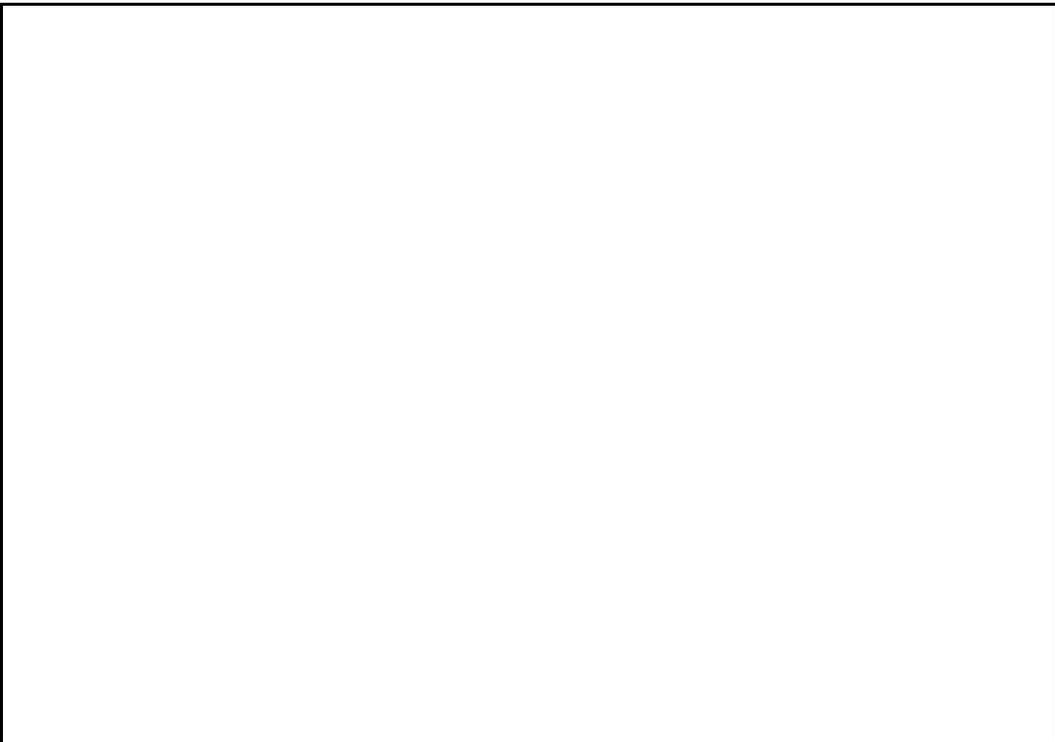
This semi-detached bungalow is a wonderful opportunity for first-time buyers, downsizers, or anyone looking for a low-maintenance home in a desirable location. With its appealing features and prime setting, Hogben Close is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this lovely property your new home.



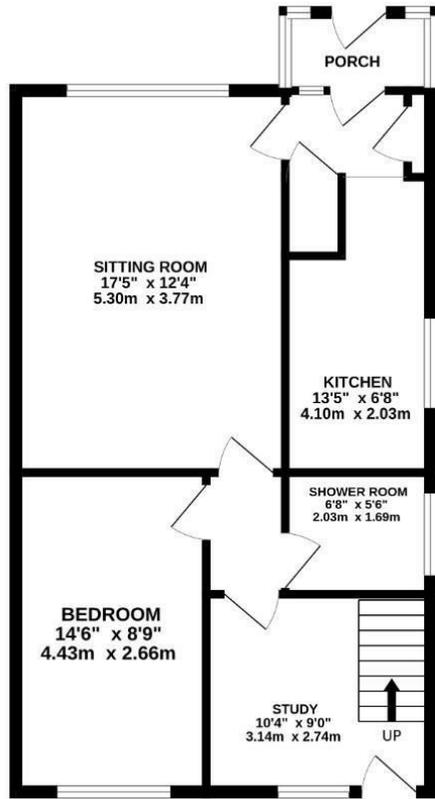
- Two Bedroom Semi Detached Chalet House
  - Spacious Reception Room
  - Modern Fitted Kitchen
- En Suite Bathroom & Ground Floor Shower Room
  - Quiet Village location
  - Driveway offer Parking For Several Cars
  - Tandem Garage For Additional Parking & Storage
    - Enclosed Rear Garden
    - Viewing recommended



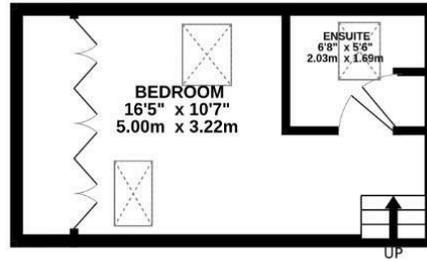




GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>36</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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