



10 Beechlands Hartley

- Two Bedroom Semi Detached Bungalow
- No Onward Chain
- Entrance Porch & Entrance Hall
- Open Plan Lounge/Dining Room
- Driveway with Space for Multiple Cars
- Landscaped Rear Garden
- Gas Central Heating
- Viewing Highly Recommended

£450,000





Situated in the highly sought after and peaceful Beechlands Close in Hartley, this rarely available two bedroom bungalow presents a fantastic opportunity for downsizers, small families or those seeking a tranquil retreat with convenience.

The property also benefits from a granted planning application for loft conversion with front and rear dormer extensions and rooflights. Sevenoaks Council REF 24/01963/HOUSE.

This well maintained home features two generously sized bedrooms, a bright and welcoming living space, modern kitchen and a good sized bathroom complete with a walk in shower for ease of access.

The stylish landscaped garden offers a private and relaxing outdoor haven, ideal for entertaining or unwinding.

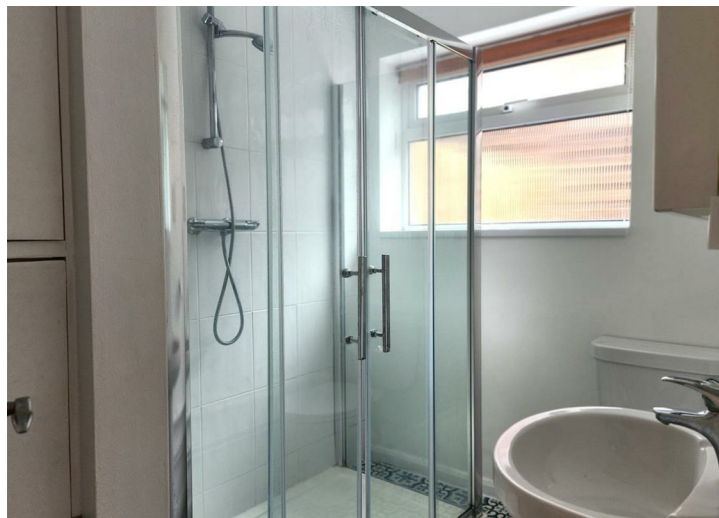
A block paved driveway provides off street parking for two cars, while a detached garage with an electric up and over door offers additional secure parking or valuable storage space.

Offered with no onward chain, this bungalow is ready for its next chapter and offers excellent potential in one of Hartley's most desirable locations.

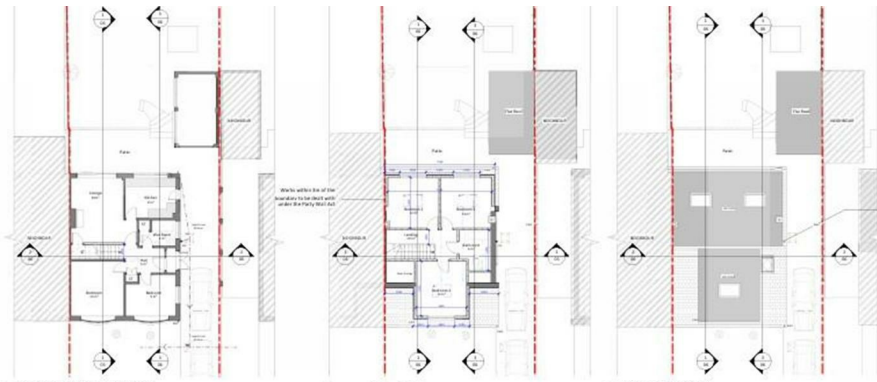
Tenure: Freehold

Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.







1 Proposed Ground Floor
1:100

2 Proposed Loft Floor
1:100

3 Proposed Roof
1:100

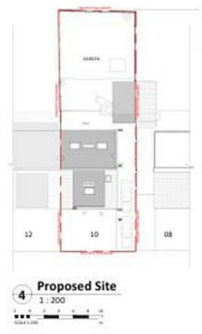


5 Proposed Front Elevation
1:100

6 Proposed Right Elevation
1:100

7 Proposed Rear Elevation
1:100

8 Proposed Left Elevation
1:100



4 Proposed Site
1:100



1 Proposed Section 1
1:100



2 Proposed Section 2
1:100



3 Proposed Section 3
1:100



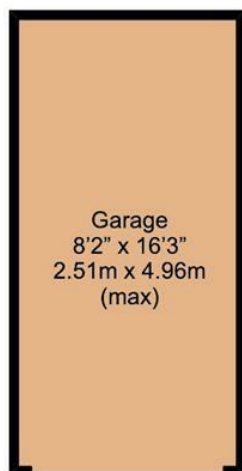
4 Proposed 3D Front View



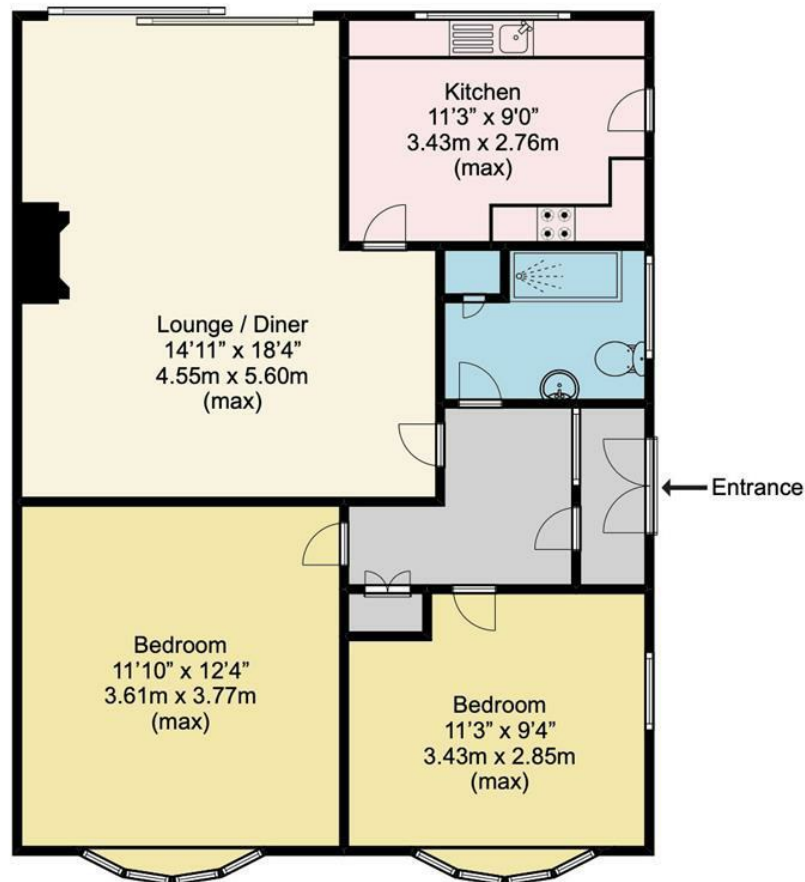
5 Proposed 3D Rear View



Approx. total
floor area
(Excl. Garage)
713 SQ.FT.
66.33 SQ.M.



Garage
134 SQ.FT.
12.44 SQ.M.



Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 (plus) A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-10 G	
Not energy efficient - higher running costs	
70	
England & Wales	
EU Directive	

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

**4 The Row, New Ash Green
Kent DA3 8JG**

**1 The Parade, Wrotham Road
Meopham, Kent DA13 0JL**

01474 815811 / 871555

info@hartleyestates.com
www.hartleyestates.com

