



Hadley Gardens, Hollingbourne, Maidstone, Kent, ME17 1UF

Price £390,000

This spacious two-bedroom, two-bathroom detached bungalow features a garage en-bloc and a dedicated parking space, set in a quiet corner of Hollingbourne, with views overlooking a large playing field that ensures a pleasant sense of privacy.

Upon entering through the porch, you are welcomed into a hallway that leads to a light-filled, dual-aspect sitting room, complete with an inviting log burner. This room seamlessly connects to an adjoining conservatory, a dining area, and an open-plan kitchen, all of which overlook the serene rear garden. The accommodation includes two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room and a walk-in wardrobe. A separate family bathroom adds to the home's convenience.

The front garden is largely shingle with established shrubs, while the rear garden features a mix of shingle and a patio seating area, with a gate that opens onto the playing field beyond. Tenure: Freehold. EPC Rating: E. Council Tax Band: E.



LOCATION

The popular village of Hollingbourne offers a range of amenities, including a quaint station cafe, well-regarded pubs and restaurants, a primary school, a charming parish church, and delightful parks and countryside walks. Furthermore, the village benefits from a London line station, providing direct connections to Victoria and Blackfriars, with just two stops to Maidstone, the county town of Kent, approximately 6 miles away.

ACCOMMODATION

Entrance Porch

Entrance Hall

Sitting Room

Conservatory

Kitchen

Dining Room

Bedroom One

• En-suite Shower Room

Bedroom Two

Bathroom

EXTERNALLY

Front Garden

Rear Garden

Garage En-bloc

VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

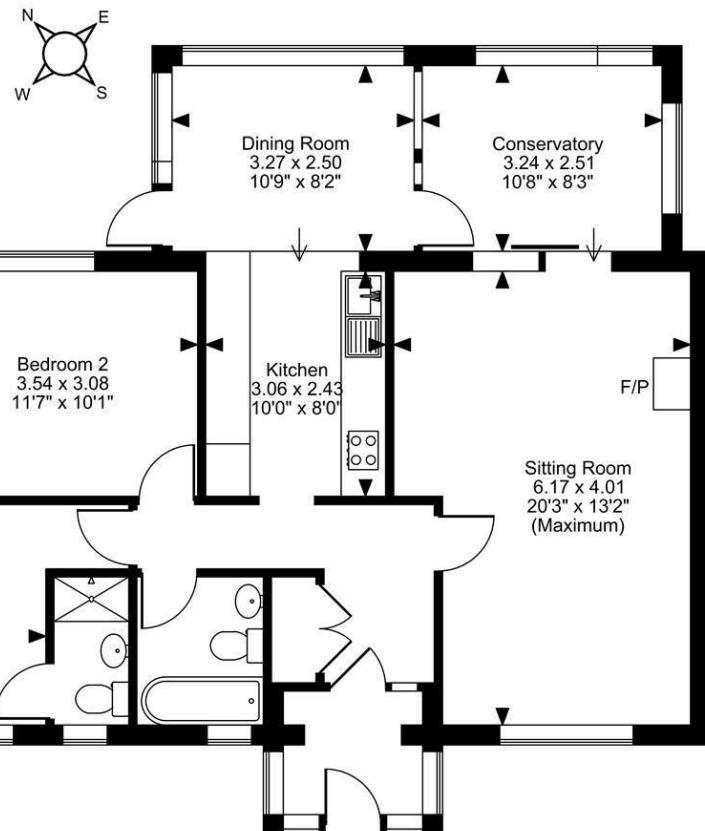
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Approximate Gross Internal Area

Main House = 1013 Sq Ft/94 Sq M

Garage = 137 Sq Ft/13 Sq M

Total = 1150 Sq Ft/107 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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