



**The Croft Shepherds Way  
Langley, Maidstone  
ME17 3LJ  
£375,000**

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## Description

A fantastic opportunity to acquire this detached two-bedroom bungalow, ideally situated in the heart of the sought-after village of Langley. The property offers a spacious living room, fitted kitchen, and bathroom, along with a driveway to the front providing ample off-road parking. The wrap-around gardens create a wonderful outdoor space, complemented by a detached former garage currently utilised as a garden room—ideal for a home office or studio. Offered for sale with no forward chain.

## Location

Langley / Langley Park offers local Aldi with a further selection of shops, local Leigh Academy infant and junior school, popular local pubs and restaurants, golf driving range and on the door step Leeds Castle and Go Ape centre. Within a quarter of a mile is a selection of countryside walks in the Leeds and Broomfield locality. Railway stations at Hollingbourne (3.7) and Headcorn (5.4) on the Victoria and Charing Cross lines. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports.

## Council Tax Band

D

## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) 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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## ENTRANCE PORCH

Composite entrance door with three square panel windows, radiator, and windows on either side. A further composite entrance door with two panel windows leads to:

## ENTRANCE HALL 8' 6" x 6' 4" (2.59m x 1.93m)

Radiator and access to the loft space, which is boarded, insulated, and fitted with a ladder.

## LIVING ROOM 19' 4" x 10' 0" (5.89m x 3.05m)

A spacious room featuring wood laminate flooring, low-voltage recessed lighting, two radiators, and sliding glass doors opening into the conservatory.

## KITCHEN 9' 6" x 8' 5" (2.89m x 2.56m)

Fitted with a range of wall and base units featuring painted wooden doors and drawer fronts, this kitchen benefits from a front-facing window with a pleasant outlook. There is space for a fridge freezer, plumbing for a washing machine, and a freestanding cooker with a four-burner electric hob and extractor hood above. Additional features include tiled splashbacks, wood-effect vinyl flooring, a cupboard housing the Vaillant gas-fired boiler, and a uPVC stable door to the side providing access to the garden, along with low-voltage recessed lighting throughout.

## CONSERVATORY 10' 6" x 10' 4" (3.20m x 3.15m)

Wood laminate flooring, floor-to-ceiling windows offering panoramic views of the garden, low-voltage recessed lighting, and a glass lantern-style roof. The space also benefits from power points and double casement doors opening out to the garden.

## BEDROOM 1 12' 6" x 9' 10" (3.81m x 2.99m)

Radiator, rear-facing window with an eastern aspect, wall-mounted Fujitsu air conditioning unit, and wall-mounted consumer unit.

## BEDROOM 2 8' 7" x 8' 2" (max) (2.61m x 2.49m)

Radiator and a front-facing window with a western aspect.

## BATHROOM 6' 10" x 5' 7" (2.08m x 1.70m)

## OUTSIDE

To the front of the property, a brick-paviour driveway provides parking for several vehicles, alongside a neatly maintained lawn bordered by mature trees, fenced boundaries, and external lighting. The rear garden wraps around the property and features paved patio areas ideal for outdoor entertaining, a lawned section, a Silver Birch tree, fitted seating, and a raised planter. Additional benefits include two timber sheds, an outside tap, lighting, a power point, and a side pedestrian gate providing access to the front. The garden also incorporates a former garage that has been converted into a garden room measuring 16'6" by 9', complete with wood-effect vinyl flooring, low-voltage recessed lighting, double casement doors opening onto the garden, and a single half-glazed casement door leading to a small courtyard. This versatile space would make an excellent home office or studio.

## Directions

From Maidstone leave via Stone Street, heading in a southerly direction, a continuation of which is the Loose Road, A229, at the Wheatsheaf traffic lights bear left onto the Sutton Road, A274. Continue for approximately two miles, turning left into Horseshoes Lane, continuing into Heath Lane and Shepherds Way is the second turning on the right hand side. The property will be found immediately as you enter the road on the corner.



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