



Frogford Out Elmstead Lane, Barham - CT4 6PG

Guide Price **£425,000**

Approximate Gross Internal Area = 102 sq m / 1098 sq ft

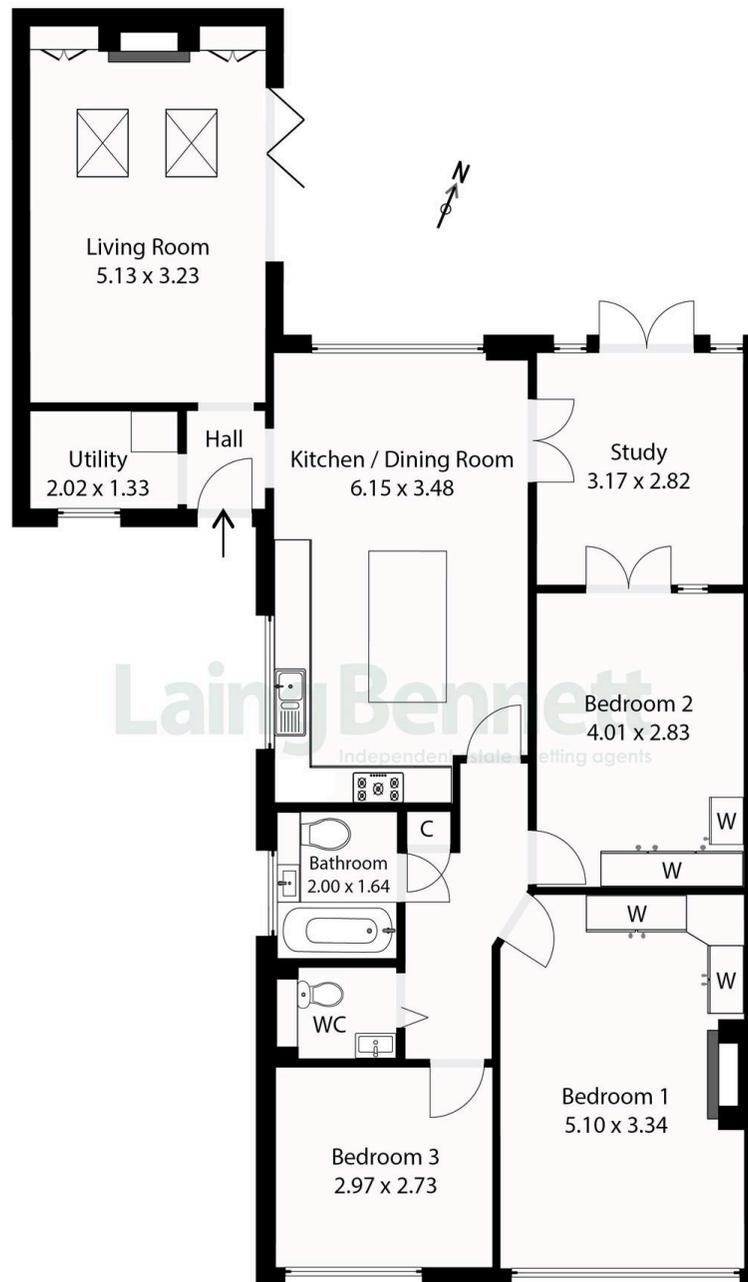


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
© Unauthorised reproduction prohibited - chriskemps@hotmail.com



Frogford Out Elmstead Lane

Barham, Canterbury

A simply stunning semi detached bungalow situated on a quiet country lane on the edge of the sought after village of Barham. The property has been completely modernised throughout by the current vendors to create a spacious, contemporary and stylish home to suit any purchaser looking for that 'exceptional' home. Accommodation comprises: Entrance hall, utility room. Stunning sitting room with built in cupboards, fireplace with electric fire, high ceilings and aluminium bi-fold doors leading to the sun terrace. Inner hallway with walk in storage cupboard, recently fitted out sleek kitchen/dining room being well fitted out with central island incorporating breakfast bar and underfloor heating. French doors lead to the family room which has central glazed doors to the sun terrace. Stylish family bathroom/WC. Bedroom one with ornate feature fireplace and fitted wardrobe range, bedroom two with fitted wardrobe range and French doors to family room, bedroom three. OUTSIDE: The front garden is laid to lawn with rockery and border bed. There is a driveway to the side and further parking to the front of the property. The rear garden is a particularly attractive feature to the property and ideal for entertaining. There is an extensive sun terrace and easy steps to an area of artificial lawn which is which is enclosed by a picket fence. There is a further sun terrace and border beds.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Laing
Bennett**
Independent estate & letting agents

Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393

info@laingbennett.co.uk

www.laingbennett.co.uk/

DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.