



Primula Cottage Leeds Road  
Langley, Maidstone  
ME17 3JG

Guide Price £500,000 to £550,000



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Description

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Charming detached Victorian cottage, beautifully symmetrical front elevation with UPVC sash windows, pillared entrance canopy, fish scale tile hanging with a slate roof and ornate ridge tiles. Ample off road parking and drive, double garage, wide plot enjoying a 100 ft road frontage and a depth of 70 ft. Well decorated and presented offering enormous potential to extend, many period features which may only be appreciated by an internal inspection of this delightful home.

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

F

VIEWINGS STRICTLY BY APPOINTMENT

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

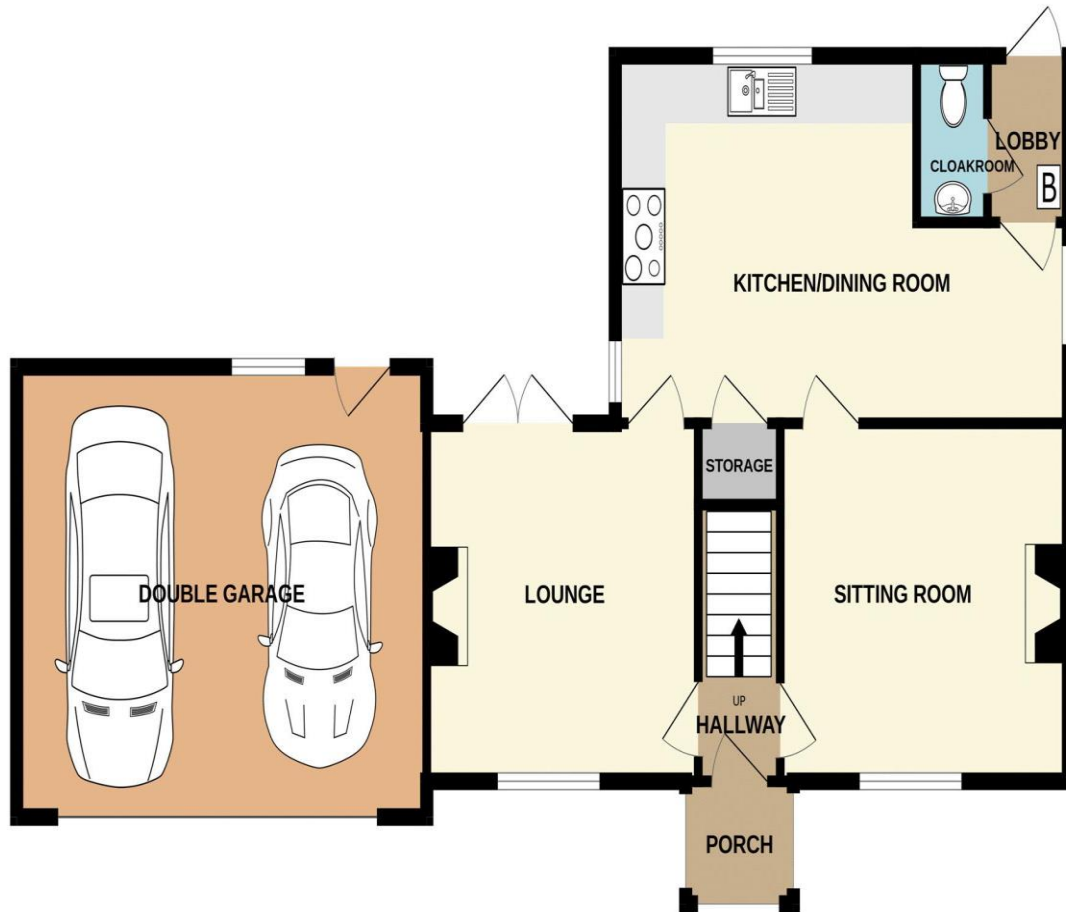
Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)



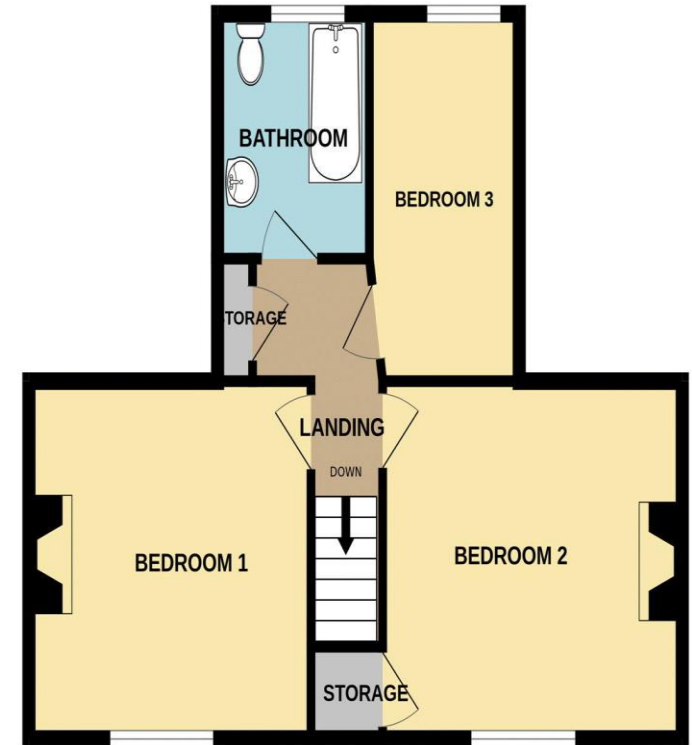
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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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## ON THE GROUND FLOOR

Original pine wood flooring and doors.

### ENTRANCE CANOPY

Pillared entrance with composite entrance door with diamond glass panes.

### ENTRANCE HALL

Stairs to first floor, wood panelling.

### LOUNGE 12' 11" x 12' 1" (3.93m x 3.68m)

Stunning cast iron fireplace with raised basket, decorative cowl, original tiled cheeks, open grate and black marble hearth, three wall light points, UPVC sash French window to front, radiator.

### SITTING ROOM 12' 0" x 12' 3" (3.65m x 3.73m)

Beautiful cast iron fireplace with raised basket, decorative cowl, original tiled cheeks, open grate and black marble hearth, pillared radiator, double casement doors leading to the rear garden, UPVC sash French window, pillared radiator.

### KITCHEN DINER 20' 0" x 12' 4" (6.09m x 3.76m)

Quarry tiled flooring, a fantastic range of high and low level units with grey doors and drawer fronts and complimenting white Apollo Slab Tech worktops, integrated dishwasher, one and a half bowl ceramic butler sink with mixer tap and drainer, deep pan drawers, integrated dishwasher and washing machine, gas fired Rangemaster cooker with five burner gas hob and extractor hood above, metro tiled splashbacks, window over looking rear garden, door to walk in larder cupboard with quarry tiled flooring and lighting, access to loft space, low voltage recessed lighting, space for fridge freezer, door to:

## REAR LOBBY

Quarry tiled flooring, wall mounted gas fired Ideal combination boiler supplying central heating and domestic hot water, single casement door to rear garden.

### CLOAKROOM 8' 6" x 6' 11" (2.59m x 2.11m)

White traditional suite, WC, wash hand basin, half metro tiled walls and splashbacks, in-built shelving recess, quarry tiled flooring.

## ON THE FIRST FLOOR

Original pine doors throughout.

### LANDING

Radiator, access to loft space, built-in shelved storage cupboard.

### BEDROOM 1 13' 6" x 12' 5" (4.11m x 3.78m)

Original pine wood flooring, cast iron Register fireplace, UPVC French sash window to front.

### BEDROOM 2 13' 6" x 12' 5" (4.11m x 3.78m)

Cast iron Register fireplace, UPVC French sash window to front, radiator, built-in wardrobe cupboard with UPVC French sash window to front.

### BEDROOM 3 13' 2" x 6' 0" (4.01m x 1.83m)

Radiator, window to rear overlooking the garden.

### BATHROOM 8' 6" x 6' 11" (2.59m x 2.11m)

Traditional white bathroom suite with chrome furniture, WC, wash hand basin, step in shower cubicle with glass shower screen and smart stop / start shower control, contrasting colour Portuguese tiled splashback, panelled double ended bath, monochrome Portuguese tiled flooring, half metro

tiled walls, glazed French window to the rear, chromium plated heated towel rail, low voltage recessed lighting, extractor fan.

## OUTSIDE

Fully fenced boundary and a wooden gated entrance into the extensive driveway with parking for ample vehicles, double garage with up and over entry door measuring 18'4" by 14'11" with electric, light and power, lawned area, wide access into wrap around garden. The rear garden is a particular feature and wraps wonderfully around the property meaning you can chase the sun all day! There's an extensive paved patio adjacent to the property, generous lawned area, fully hedged boundaries, outside power points, light and tap.

## Directions

From our Bearsted office proceed in an easterly direction passing The Village Green on the right hand side, continuing on into Roundwell, at the junction with the Ashford Road, A20 turn left heading towards Ashford in an easterly direction. Continue to the roundabout taking the second exit, at the next roundabout take the second exit continuing along the A20 at the third roundabout take the third exit following signs to Leeds Village, passing through Leeds continuing along on the B2163 into Upper Street, a continuation of which is Leeds Road. This road will take you into Langley and the property will be found on the right hand side, just before the turning into Heath Road, as indicated by our signboard.



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