



Racefield Close | Shorne | Gravesend | DA12 3EL

Offers Over £575,000



**LEAFY  
ESTATES**

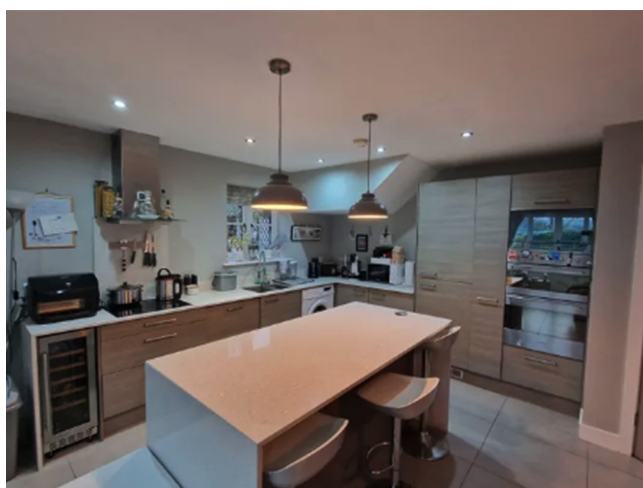
## Key features

- Contemporary interior
- Characterful cottage-style exterior
- Dormer bungalow with ground floor en-suite bedroom and two first floor bedrooms
- Outbuilding with kitchen area - ideal home office or workshop or storage
- Driveway parking for 2 cars in tandem
- Garden to front, side and rear
- Popular Shorne location - short walk to Country Park
- Convenient for A2, Ebbsfleet, Bluewater and M25 and M2
- Available with no onward chain

## Description

Cottage charm with contemporary comforts in the scenic village of Shorne. This detached dormer bungalow comprises a spacious open plan triple aspect lounge/kitchen, double bedroom with en-suite wet room and guest wc on the ground floor and two further double bedrooms and a family bathroom on the first floor.

## Directions



Cottage charm with contemporary comforts in the scenic village of Shorne. This detached dormer bungalow comprises a spacious open plan triple aspect lounge/kitchen, double bedroom with en-suite wet room and guest wc on the ground floor and two further double bedrooms and a family bathroom on the first floor. The property is offered for sale with no onward chain.

Central heating is provided by air source heat pump system with underfloor heating on the ground floor and radiators on the first floor.

The plot occupies a corner position with garden to front, rear and one side with tandem driveway parking for 2 cars on the remaining side. There are patio areas to the rear and one side. The garden has a mature hedge, fruit bushes, a walnut tree, pond and well. There is an outbuilding to the rear with a kitchen area and air-conditioning unit which could serve as a home office, desk space, utility area or storage.

The Shorne Woods Country Park is within walking distance of the property via a pedestrian laneway at the end of Racefield Close onto Woodland Lane. The A2/M2 highway is a very short drive from the property and Ebbsfleet International Train station is 10 minutes by car as is Bluewater

#### Room Details:

##### Lounge/kitchen

The lounge/kitchen benefits from underfloor heating, solid fuel burner, fitted kitchen units with integrated double sink, Smeg oven and hob, Smeg fridge-freezer, dishwasher, wine fridge and space for washing machine and dryer, as well as a quartz topped island unit. The lounge space has 2 sets of double glazed patio doors leading to the side and rear patio areas and three double glazed windows

Master bedroom: Double bedroom with under stairs cupboard off and en-suite wet room off. Two double glazed windows

En-suite wet room: Tiled floor and walls, double washbasin, wc with concealed cistern, shower and heated towel rail, double glazed window

Entrance hallway: With tiled floor with coat closet off leading to carpeted stairs with stair lighting with wooden and glass bannister and velux window

Guest cloakroom: With tiled floor, wc with concealed cistern and washbasin with cabinet

Landing: With carpet to floor and built in storage units

Bedroom 2: With dormer and velux double glazed windows and walk-in storage alcoves to left and right and carpet to floor. Eaves reduce the height at outer edges

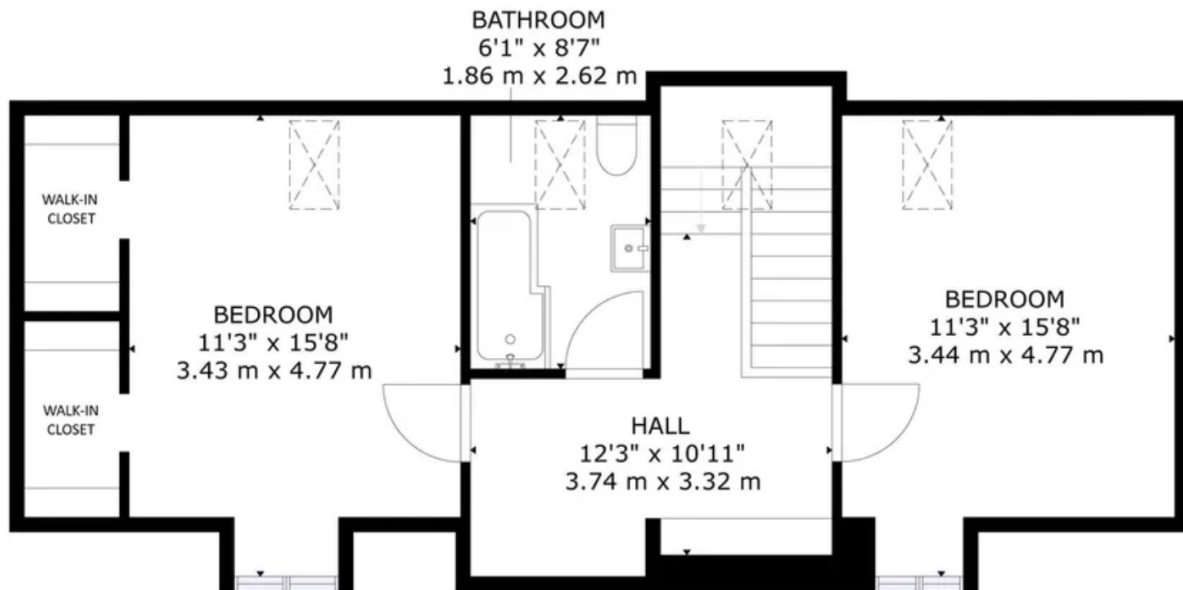
Bedroom 3: With dormer and velux double glazed windows and carpet to floor. Eaves reduce the height at outer edges

Family bathroom: With part tiled walls, tiled floor, velux window, shower over bath, washbasin with integrated cabinet, wc and heated towel rail. Eaves reduce the height at outer edge

Outbuilding: 4.5m x 3.75 m with remote control shutter door, wall and floor mounted kitchen units with sink, integrated under counter fridge, space for under counter washing machine and air conditioning unit.



Floor plans



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

Council Tax Band E    EPC Rating B



68 South Hill Avenue  
Harrow  
HA2 0NH

02081501988  
sales@leafyestates.co.uk  
leafyestates.co.uk