



**Copperfield Drive, Langley, Maidstone, Kent, ME17 1SY**

**Guide Price £325,000**



**\*\*GUIDE PRICE £325,000 - £350,000\*\*** Occupying a prime position in a tucked-away, sought-after cul-de-sac in Langley is this beautifully presented and well-proportioned semi-detached bungalow. The property sits on a generous plot with impressive frontage providing great curb appeal. The property is accessed via the attractive front garden, on approaching the property to the right of the path is a block-paved driveway providing parking for two cars with the potential to create further parking should the need arise.

The front door leads into an inviting hallway, with the first of the two double bedrooms to the right. Continuing down the hallway brings you to the modern bathroom, and the spacious and inviting lounge/diner which is bathed in natural light thanks to it being dual-aspect. There is a larger than average kitchen which also has excellent natural light, boasting several windows and access to the rear porch. At the back of the kitchen is a staircase leading to the first floor where the bright and spacious second double bedroom can be found.

The benefits of this lovely property don't end there as the beautiful South-East facing rear garden gives a lovely space to enjoy and lends itself very well to outdoor socialising, and a detached garage provides extra parking or the potential to create a versatile home office, gym or play-room. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



### LOCATION

The popular village of Langley is approximately 6-miles from Maidstone town centre, where all amenities are available. There are a good selection of shops and schools nearby and the larger village of Bearsted is approximately 3 miles distance, providing further options for shopping, socialising and eating out. Bearsted mainline station is a short drive away providing an easy commute to London, the property also has convenient access to the motorway network.

### ACCOMMODATION

- Entrance Hall
  - Bedroom One
  - Living/Dining Room
  - Bathroom
  - Kitchen
  - Rear Porch
  - Stairs to First Floor
  - Bedroom Two
- ### EXTERNALLY
- Driveway


### Garage

### Rear Garden

### VIEWING

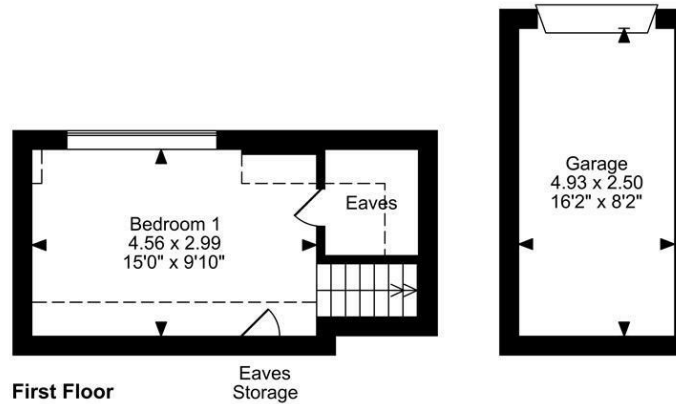
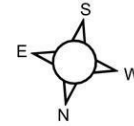
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

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Copperfield Drive, Langley, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 809 Sq Ft/75 Sq M  
 Garage = 133 Sq Ft/12 Sq M  
 Total = 942 Sq Ft/87 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□ Denotes restricted head height  
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