

RADFORDS
ESTATE AGENTS

Country Homes

**No Onward
Chain**



**HILLSIDE BUNGALOW
JARVIS LANE
GOUDHURST
KENT TN17 1LB
PRICE £425,000 FREEHOLD**



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HILLSIDE BUNGALOW, JARVIS LANE, GOUDHURST, KENT, TN17 1LB

AN OPPORTUNITY TO ACQUIRE A CHARMING TWO-BEDROOM SINGLE-STOREY PROPERTY, SITUATED IN A SEMI-RURAL COUNTRY LANE LOCATION ON THE OUTSKIRTS OF THE SOUGHT-AFTER VILLAGE OF GOUDHURST. OFFERING EXCELLENT POTENTIAL FOR UPDATING AND IMPROVEMENT, THE PROPERTY BENEFITS FROM AN ENCLOSED GARDEN, OFF-ROAD PARKING AND IS OFFERED WITH NO ONWARD CHAIN

ENTRANCE HALL, SITTING/DINING ROOM, STUDY, FITTED KITCHEN, TWO DOUBLE BEDROOMS, FAMILY BATH/SHOWER ROOM, ENCLOSED GARDEN, OFF-ROAD PARKING

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From our office in Staplehurst, proceed south along the A229 towards Cranbrook and turn right into Pinnock Lane. Continue along Pinnock Lane into Five Oak Lane, passing Balfour Winery, and turn left into Wilden Park Road. Continue along this road towards Curtisden Green and then turn into Jarvis Lane, where Hillside Bungalow will be found.

DESCRIPTION

In need for some updating, this brick and timber single storey property occupies a semi-rural country lane location in the hamlet of Curtisden Green, on the outskirts of the sought after village of Goudhurst. Sitting in an enclosed garden, both the property and garden provide a blank canvas.

Set within the historic village of Goudhurst, which has a good range of local amenities. Cranbrook Town Centre is about 4 miles distant and offers a comprehensive range of shopping, schooling, banking and recreational facilities. There are mainline stations available at Marden and Staplehurst with services to London (the journey taking about 1 hour) and Ashford International. The property is set within the favoured Cranbrook School catchment area. There is a primary school at Goudhurst and there are numerous private schools nearby.



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The accommodation:

The current configuration allows for an entrance hall, a double aspect sitting/dining room with fireplace and log burning stove together with a door to the garden, a study and fitted kitchen. The accommodation is competed with steps from the entrance hall leading to two double bedrooms and a family bath/shower room.

There is an area of lawn to the front of the property with a path leading to the front door, and mature shrubs and trees. The enclosed garden to the rear is laid to lawn with established shrubs and hedging, together with mature trees on the border. There is off-road parking for one car.

SERVICES

Mains electricity and water. Oil fired central heating. Shared Klargest sewerage treatment plant (shared maintenance).

ENERGY PERFORMANCE RATING

EPC rating: E

COUNCIL TAX

Tunbridge Wells Borough Council Tax Band D

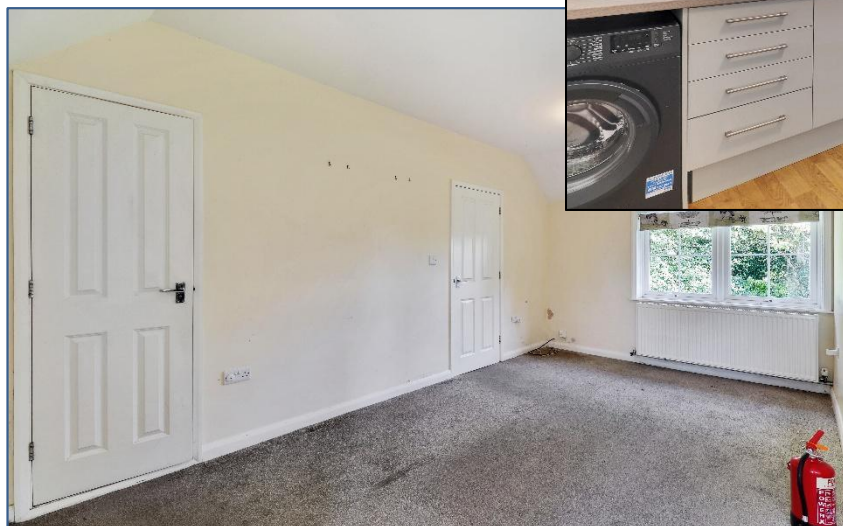
MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

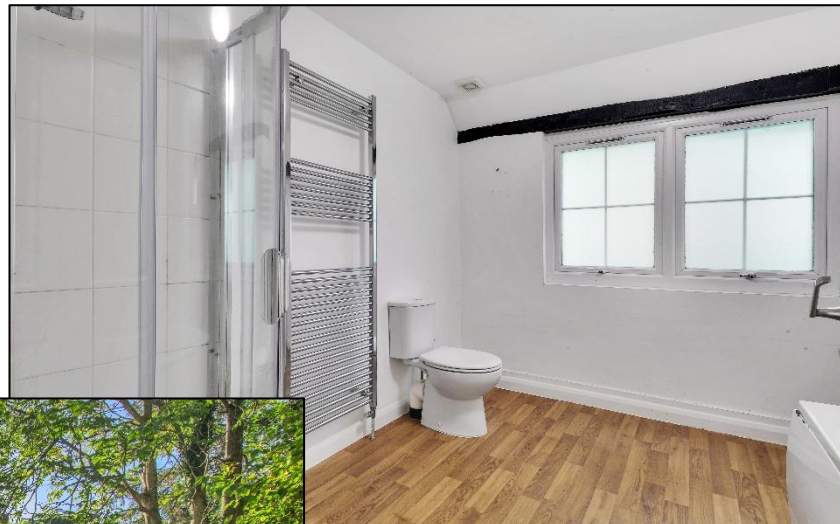
These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.



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FLOORPLANS

