



Jenkinson realestates

Cottage Pie | Waldershare Road
Ashley
Asking Price £435,000

Freehold

133 SQ. Metres (1431.60 SQ. Feet)

Council Tax: E

EPC Rating = D

Detached Bungalow

Offering Four Bedrooms

Paved Driveway

Spacious Kitchen and Dining Room

Front and Rear Gardens

Detached Garden Room

Jenkinson Estates are pleased to bring to the market this deceptively spacious detached bungalow situated in the semi-rural location of Ashley, Kent. This bungalow, Cottage Pie, is accessed via a sloped paved driveway offering ample parking and a laid to lawn front garden. The property itself is accessed via an porch that opens into an entrance hallway which leads to the living accommodation and bedrooms. The living space is impressive with a bay-fronted sitting room, complete with a log burning stove and a spacious kitchen / dining room, which offers a great space for family dining. The property also benefits from a study, which gives access to a conservatory and opens to the rear garden. The accommodation is completed with a family bathroom and a separate shower room. Externally there are well maintained gardens to rear which offers patio areas and are also laid to lawn. There is also detached garden room/studio which benefits from having a cast iron woodburning stove and also benefits from a kitchenette and shower room. The property has an oiled fired central heating system and is double glazed. The property has cesspit drainage and also benefits from solar panels, which are owner owned, and have a "feed in tariff". All viewings are though the appointed Sole Agents Jenkinson Estates.





GROUND FLOOR



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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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Entrance Porch

Hallway

Lounge

20'7" x 11'6" (6.27m x 3.51m)

Kitchen

14'5" x 13'6" (4.39m x 4.11m)

Dining Area

14'7" x 10'8" (4.45m x 3.25m)

Conservatory Area & Study Area

18'3" x 7'9" (5.56m x 2.36m)

Bedroom One

16'2" x 11'4" (4.93m x 3.45m)

Bathroom

8'2" x 7'1" (2.49m x 2.16m)

Bedroom Two

12'3" x 8'1" (3.73m x 2.46m)

Bedroom Three

11'6" x 7'9" (3.51m x 2.36m)

Shower Room

8'3" x 5'2" (2.51m x 1.57m)

Garden Room/ Studio

19'6" x 8'11" (5.94m x 2.72m)

Front Garden

Parking

Rear Garden

