



**Hadley Gardens, Hollingbourne, Maidstone, Kent, ME17 1UF**  
**Offers In Excess Of £315,000**

**\*\*GUIDE PRICE £315,000 - £330,000\*\*NO FORWARD CHAIN\*\*** This well-proportioned two-bedroom detached bungalow is nestled in a tranquil corner which offers a high degree of seclusion, in the desirable area of Hollingbourne village, on the outskirts of Maidstone.

Entering through the porch, you are greeted by a hallway that leads to a bright, dual-aspect sitting/dining room. The modern, separate kitchen conveniently opens onto the rear garden. The accommodation comprises two double bedrooms along with a contemporary family bathroom.

The rear garden features a predominantly lawned area, bordered by established hedges and shrubs. The front garden is also laid to lawn and is lined with hedges offering good privacy. Additionally, there is an en-bloc garage adjacent to the property, along with a parking space in front, with the option of potentially extending the parking facilities extending the driveway into the front garden. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.

\*Some photographs have been virtually staged using AI.



## LOCATION

The popular village of Hollingbourne offers a range of amenities, including a quaint station cafe, well-regarded pubs and restaurants, a primary school, a charming parish church, and delightful parks and countryside walks. Furthermore, the village benefits from a London line station, providing direct connections to Victoria and Blackfriars, with just two stops to Maidstone, the county town of Kent, approximately 6 miles away.

## ACCOMMODATION

Entrance Porch

Entrance Hall

Utility Cupboard

Sitting/Dining Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

## EXTERNALLY

Front Garden

Garage

Driveway

Rear Garden

- Enclosure for Hot Tub

## 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                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            | <b>85</b>                                                                             |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            | <b>66</b>                  |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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**Copse End, Hadley Gardens, Hollingbourne, Maidstone**

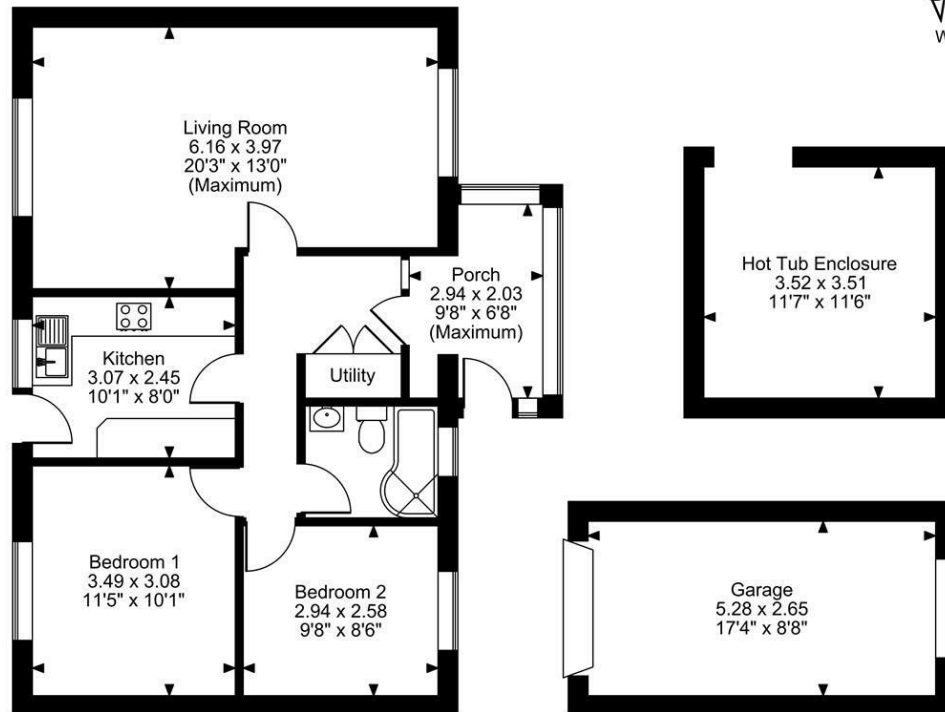
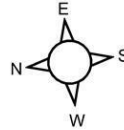
**Approximate Gross Internal Area**

**Main House = 723 Sq Ft/67 Sq M**

**Garage = 151 Sq Ft/14 Sq M**

**Hot Tub Enclosure = 133 Sq Ft/12 Sq M**

**Total = 1007 Sq Ft/93 Sq M**



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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