



**Charlton Lane, West Farleigh, Maidstone, Kent, ME15 0NY**

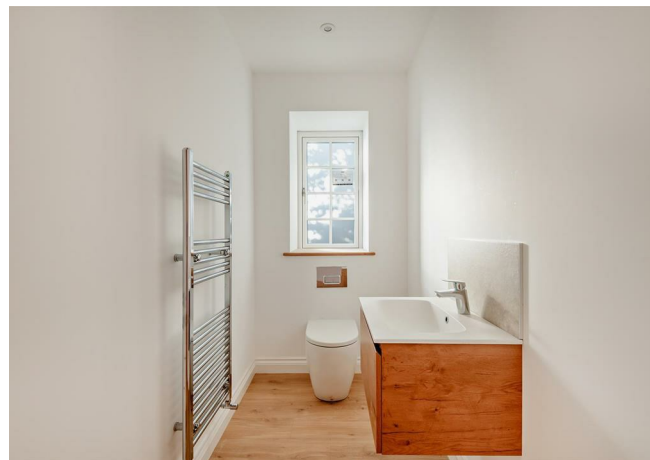
**Guide Price £500,000 - £525,000**





\*\*\*\*GUIDE PRICE £500,000 - £525,000\*\*\*\* An exciting opportunity has arisen to purchase a brand new home on this exclusive complex in the heart of the rural village of West Farleigh. This property consists of two bedrooms, stunning half tiled bathroom, kitchen/diner & living room. Externally the property benefits from a garden, 2 x allocated parking spaces. EV charging points & solar panels.

Now available to view, contact Page & Wells on 01622 756703



### Property information

3 Chestnut Cottage is a end of terrace two storey dwelling, benefitting from 2 allocated parking spaces. This property is in the final stages of construction and available to view via appointment only.

### Location

West Farleigh is a rural, yet convenient location, surrounded by picturesque walks. The county town of Maidstone is about 4 miles distant, where a vast range of amenities can be found.

### Key Features

- \* Two storey.
- \* EV Charging points.
- \* Two allocated parking spaces.
- \* Quality kitchen & bathrooms.
- \* Solar panels.
- \* Underfloor heating throughout.
- \* Laminate flooring to ground floor.
- \* Half tiled bathrooms.

### ACCOMMODATION

#### FIRST FLOOR:

##### Entrance Hall

- \* Leading to Kitchen/Diner, WC and living room.
- \* Stair case with storage under.

##### Kitchen/Diner

- \* Integrated Fridge/freezer.
- \* Integrated washing machine.
- \* Integrated dishwasher.
- \* Integrated Hob and single oven.

##### WC

- \* Heated towel rail.
- \* Sink with draws under.

##### Living Room

- \* Bi-fold doors to rear elevation.

#### FIRST FLOOR:

##### Landing

- \* 2 double doored storage cupboards.
- \* Carpet

##### Bedroom 1

- \* Carpet.
- \* Velux Window.
- \* Window to rear elevation.
- \* Fitted Wall lights.

##### Bathroom

- \* Half tiled walls.
- \* Tiled flooring
- \* Sink unit with draws under.
- \* Heated towel Rail.
- \* Bath with shower over head.

##### Bedroom 2

- \* Carpet
- \* Velux window.
- \* Window to front elevation.
- \* Fitted wall lights.


### Contact

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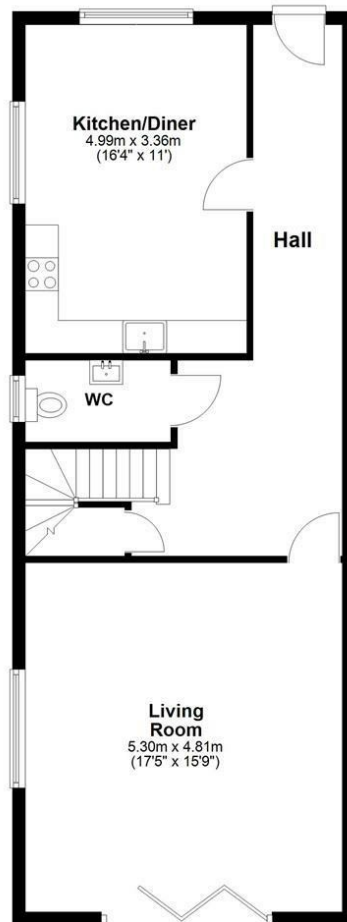
### Agent Note

EPC to be carried out once the build is complete.

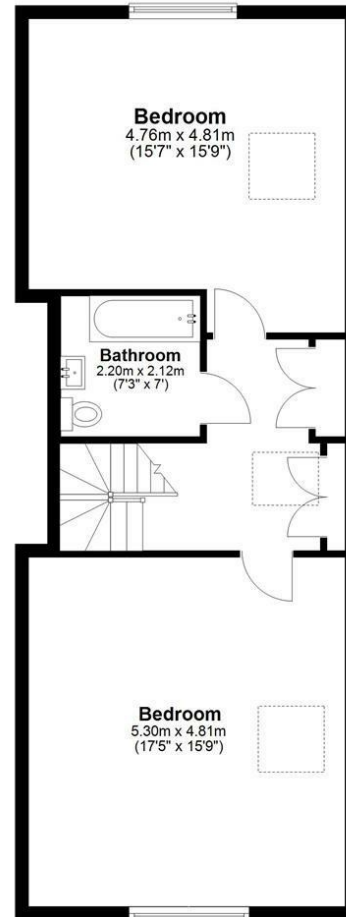
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



Total area: approx. 127.7 sq. metres (1374.6 sq. feet)

