
13
REGENT
ESTATES

DARRS LANE, NORTHCHURCH

£795,000 Freehold

ACCOMMODATION

An excellent opportunity to acquire a three-bedroom detached bungalow offering generous accommodation, a separate double garage and considerable potential for improvement. Requiring a degree of modernisation and updating, the property will appeal to purchasers looking to create a home tailored to their own tastes and requirements.

The living accommodation is located to the right hand side of the bungalow and comprises an entrance hallway providing access to the principal rooms. There is a spacious living room offering plenty of space for both seating and entertaining and a separate kitchen/breakfast room, both with access into a conservatory, which provides additional reception space and enjoys views over the garden.

In addition, the property benefits from three double bedrooms, together with a family bathroom and separate w/c.

Externally, the property has a detached double garage, offering useful storage or potential for alternative uses, subject to the necessary consents. The large south-east facing rear garden is wonderfully private, whilst to the front of the property is ample driveway parking and an additional garden area.

The overall accommodation extends to over 1500 sq ft, including the garage and the property is being sold with no upper chain.

Buyers Information:
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £45 (per person) including VAT for this service

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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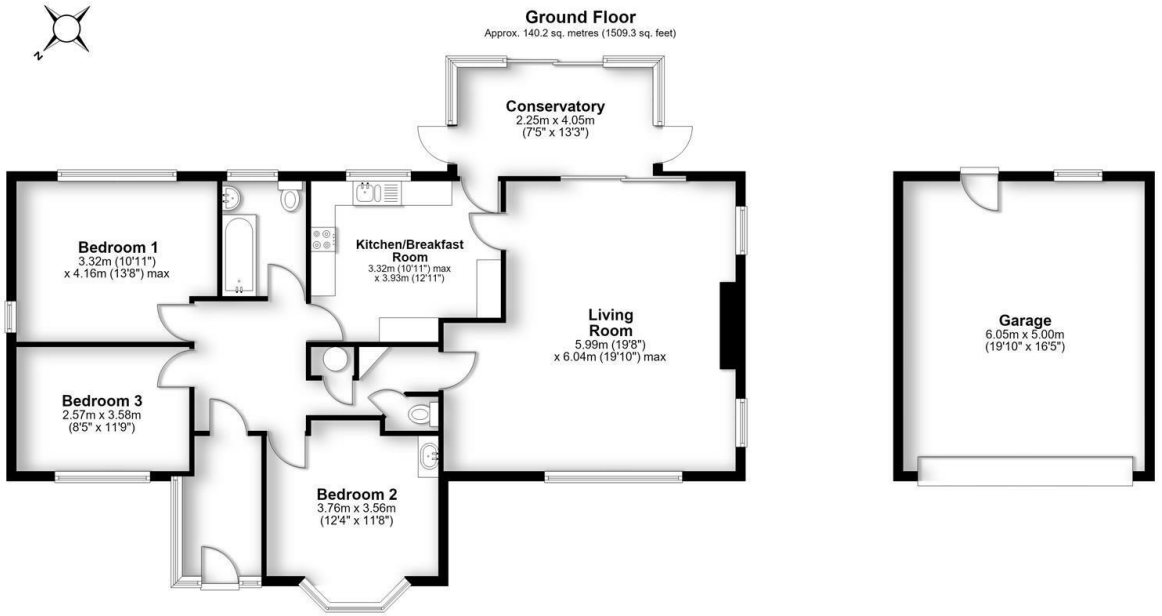












Total area: approx. 140.2 sq. metres (1509.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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