



**Heath View Leeds Road, Langley, Maidstone, Kent, ME17 3JQ**  
**Offers in the region of £350,000**

**\*\* NO FORWARD CHAIN \*\***

Heath View is an individual detached bungalow set well back from Leeds Road requiring considerable modernisation, repair and has redevelopment potential, subject to the necessary planning consents being obtained. The bungalow is believed to be about 95 years old and affords spacious accommodation and is situated on a good sized plot extending to approximately a quarter of an acre.

The popular village of Leeds is served by numerous shops including a new Aldi supermarket, doctors surgery, school, parish church and several inns. Maidstone, the county town of Kent, is some 5-miles distance with easy access to the motorway network serving London and the channel ports.



## INTERNALLY

### Extensive Veranda

Decked flooring. Part glazed front door to ...

### Enclosed Entrance Porch

Inner door to ...

### Lounge 15' x 14' (4.57m x 4.27m)

Double aspect. Double glazed windows. Fireplace with tiled slips. Storage heater. Storage cupboard. Panelled ceiling.

### Dining Room 15' x 14' (4.57m x 4.27m)

Double aspect. Double glazed bay window. Tiled fireplace. Storage heater. Panelled ceiling.

### Kitchen 10'9" x 9'9" (3.28m x 2.97m)

Stainless steel sink unit. Shelved larder. Wall cupboard. Airing cupboard housing lagged hot water tank. Part tiled walls. Double glazed window. Modern door to side.

### Rear Porch/Utility Room 11'9" x 6'9" (3.58m x 2.06m)

Butler sink. Part glazed door to rear garden.

### Bathroom

Panelled bath. Pedestal wash hand basin. Double glazed window.

### Separate WC

Low level suite.

### Bedroom One 15'9" x 11' (4.80m x 3.35m)

Double aspect. Double glazed windows. Fireplace. Storage cupboard.

### Bedroom Two 15'9" x 11' (4.80m x 3.35m)

Two double glazed windows. Wardrobe cupboard. Storage heater. Panelled ceiling.

### Bedroom Three 15'9" x 9' (4.80m x 2.74m)

Window.

### Inner Hall/Study 16' x 8' (4.88m x 2.44m)

Window. Panelled ceiling.

## EXTERNALLY

The property is approached by a long drive providing excellent parking facilities.

### Large Outbuilding 17'3" x 17'3" (5.26m x 5.26m)

Doors to front and side.

## Gardens

The property is situated on a large plot extending to approximately a quarter of an acre. The FRONT GARDEN is fully enclosed with fencing and a mature hedge. The garden comprises lawned area with trees, shrubs and flower borders. Two entrance gates. The LARGE REAR GARDEN is walled and fenced and laid to lawn with various trees and shrubs.

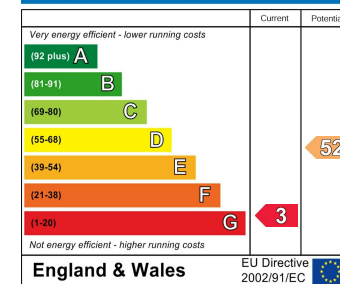
## VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

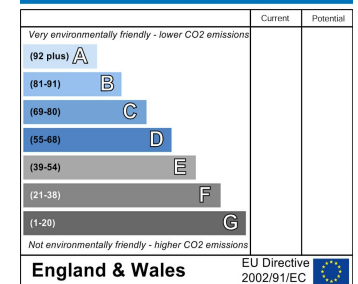
## DIRECTIONS

From the Agent's Bearsted Office proceed towards Ashford on the A20. After approximately two miles, turn right at the second roundabout, just past the Great Danes Mecure Hotel. Proceed past the main entrance to Leeds Castle and continue for approximately 1½ miles to Langley, where the property will be found on the right hand side between the junctions of Horseshoes Lane and Heath Road.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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**Ground Floor**

