



21 Ashford Drive, Kingswood, Maidstone, Kent, ME17 3PA

Price £499,999

NEW BUILD DETACHED BUNGALOW* *GREAT SIZED GARDEN* *GARAGE* *ONE OF THREE BUNGALOWS* *VIEWING HIGHLY RECOMMENDED

A RARE OPPORTUNITY to acquire one of three architecturally designed and supervised traditionally constructed detached bungalows in a small development tucked away on the edge of the village. Good size rear garden backing onto a wild flower meadow land that borders onto ancient woodland.

Built by local builders who have constructed a number of new builds in the village.

The detached bungalow is situated in the popular village of Kingswood which is served by a general store and community hall. The village of Lenham is some 4.7-miles distant where there is a comprehensive range of amenities, including a London line station. Headcorn village is approximately 4.7-miles distant, which also has a mainline London line station, shops, pubs and restaurants. Maidstone, the county town of Kent is some 6-miles distant. Approximately 2.5-miles to junction 8 of the M20. Predicted EPC rating: B.



Front door to ...

Entrance Hall

Door leading to garage. Radiator. Loft hatch. Airing cupboard with radiator. Alarm system.

Kitchen: 13'10 x 10'7 (4.22m x 3.23m)

Double glazed windows to front and side. Radiator. Fitted with a Howdens kitchen comprising Bosch double oven, washing machine and dishwasher. AEG gas hob with extractor fan. Boiler serving central heating and domestic hot water.

Living Room: 21'6 x 13'6 (6.55m x 4.11m)

Double glazed patio doors to rear garden. Two double glazed windows to side. Two radiators.

Master Bedroom: 14'3 x 11'1 (4.34m x 3.38m)

Double glazed window to rear. Radiator.

En-Suite

Double shower cubicle. Wash hand basin. Vanity unit. Low-level WC. Chrome heated towel rail. Double glazed window to side with extractor fan.

Bathroom

Panelled bath. Low-level WC. Wash hand basin. Vanity unit. Light well. Chrome towel rail. Part tiled walls. Extractor fan.

Bedroom 2: 11'3 x 10'7 (3.43m x 3.23m)

Double glazed window to side. Radiator.

Bedroom 3: 9'10 x 10'10 maximum narrowing to 8'7 (3.00m x 3.30m maximum narrowing to 2.62m)

Double glazed window to side. Radiator.

EXTERNALLY:

Block paved driveway with ample parking. PV solar panels.

Garage: 17'9 x 9'11 (5.41m x 3.02m)

Electric remote garage door.

GARDENS:

The front garden is laid to lawn with shrubs. Side gated access on both sides to rear garden. Paved patio area. The good size rear garden is mainly laid to lawn, backing onto a wild flower meadow land that is joint ownership with the other two properties on the development which borders onto ancient woodland.

AGENT'S NOTE:

Floor coverings to two bathrooms, hallway and kitchen included.

OCCUPATION DATE:

Approximately February 2019.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office - New Homes Department
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 625129

Predicted EPC Rating - B



