



WOOD & PILCHER



- 3 Bedroom Detached Bungalow
- Popular Village Location
- Double Glazing, Oil Fired C.H.
- Double Glazed Conservatory
- Driveway For Off Road Parking
- Energy Efficiency Rating: E

Chantlers Mead, Cowden, Edenbridge

£465,000

woodandpilcher.co.uk

Waverley, Chantlers Mead, Cowden, Edenbridge, TN8 7HU

This is a rare opportunity to acquire a three bedroom detached bungalow set upon the entrance to a cul-de-sac within the heart of the charming village of Cowden. The property itself is very well presented and includes double glazed windows and oil fired central heating. The sitting room has bi-folding doors opening to a conservatory which in turn leads to a well tended rear garden. The kitchen/dining room has been re-fitted with panelled wall and base units complete with oven and hob. There is a cloakroom/utility and shower room with large walk-in shower. Parking is provided by a driveway alongside the property with space for several cars. As bungalows within this popular village rarely become available we have no hesitation in recommending you view without delay, particularly as this property is offered with the benefit of vacant possession and no forward chain.

The accommodation comprises: Double glazed panelled entrance door to:

ENTRANCE HALL:

'L' shaped, two single radiators, power points, built-in double coats cupboard with storage above. Small corner cupboard, access to loft space with ladder.

SITTING ROOM:

Window to front, single radiator, central heating thermostat, power points. Double glazed bi-folding doors to:

CONSERVATORY:

Double glazed windows and roof, stone floor, fitted vertical blinds, two radiators, double glazed door leading to garden.

KITCHEN/DINING ROOM:

Re-fitted with an extensive range of panelled wall and base units with wood block effect work surfaces over. Stainless steel single drainer sink unit with mixer taps, space for dishwasher, fitted double electric oven and hob with filter hood above. Integrated fridge/freezer, tiling adjacent to the work surfaces, stone tiled floor, single radiator, window to rear and side, double glazed side door.

CLOAKROOM/UTILITY:

'Grant' oil fired floor standing boiler, space for washing machine, tumble drier, freezer etc. Window to side.

Cloakroom: Low level wc, pedestal wash hand basin, single radiator, extractor fan.

BEDROOM 1:

Window to side, single radiator, power points. Built-in double wardrobe with cupboards above.



BEDROOM 2:

Window to front, single radiator, power points.

BEDROOM 3:

Window to front, single radiator, power points.

SHOWER ROOM:

White suite comprising of a large walk-in shower with plumbed in shower, pedestal wash hand basin, low level wc, tiled shower area and surrounds. Window to side, heated towel rail/radiator, extractor fan.

OUTSIDE REAR:

A well tended garden comprising of a paved patio area and pathway leading to garden arranged as two lawns, bordered by shingled pathways, flower beds, borders and raised planters. Fencing to boundary to provide privacy. Greenhouse, oil storage tank, outside tap. Side path giving access to front, useful shed with power.

OUTSIDE FRONT:

Brick paved driveway to side provides off road parking for several cars and leads to the property's entrance.

SITUATION:

Cowden is a small village and civil parish in the Sevenoaks district of Kent set on the northern slopes on of the Weald south west of Tonbridge. The old High Street has many Grade II listed cottages and village houses and a popular Inn called The Fountain. The village is renowned for its sense of community with active societies and clubs, village events, such as an annual fete and a monthly community newsletter. Recreational facilities include playing fields, sports clubs, children's playground, which all contribute to a thriving village for all ages. For golf enthusiasts there are several local courses at Holtye and Sweetwoods. For shopping facilities Cowden is positioned between the towns of Edenbridge, East Grinstead and Tunbridge Wells. Cowden is served by its own station, approximately 1.2 miles away with regular services to London Bridge. There are a good selection of Primary Schools at Hartfield, Chiddingstone, Hever and Withyham. Independent schools in the area include Brambletye, Ashdown House and Holmwood House and Tonbridge, Sevenoaks, Eastbourne and Worth Senior Schools. The A22 provides access to the M25 and M23 leading to London, South Coast, Gatwick and Heathrow airports.

TENURE:

Freehold

VIEWING:

By telephone appointment to Wood & Pilcher on 01892 511211.





Approx. Gross Internal Area 1234 ft² ... 114.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems shown have not been tested and no guarantee as to their operability or efficiency can be given.

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