

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Simon Miller & Company. REF: 1196470

RICS
Certified
Property
Measurement



Approximate Area = 888 sq ft / 82.4 sq m
Garage = 140 sq ft / 13 sq m
Total = 1028 sq ft / 95.4 sq m
For identification only - Not to scale

Heathfield Bungalows, Rose Lane, Lenham Heath, Maidstone, ME17

Auction Guide £275,000

EPC RATING: G

3 Heathfield Bungalows Rose Lane, Lenham Heath,
ME17 2JR





Available for the first time in almost 5 decades and offered to the market chain free, this detached property offers generous accommodation throughout. The bungalow sits in a generous plot including front garden, driveway to side leading to a garage and a sizeable rear garden with rural views. The home offers huge potential to be extended both forwards, backwards and upwards with the necessary consents being obtainable as can be seen by neighbouring properties. The property is non standard construction with a timber frame and there is asbestos present in the external cladding.

Lenham Heath is a charming area boasting stunning countryside walks with superb views. This bungalow enjoys this peaceful setting but is also well positioned for driving to Ashford in 20 minutes, Maidstone in 25 minutes plus train stations at Lenham and Charing in under 10 minutes. These stations have services to London. With all these villages within reach and the towns just beyond, this is a rural spot with a lot to offer.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report G



• For Sale by Modern Auction • Subject to Reserve Price & Reservation Fee • Chain Free • Two Double Bedroom Detached Timber Framed Bungalow • Garage And Off Street Parking • Large Rear Garden- Approx 105' • Conservatory & Utility Room • Quiet Rural Position • Close to transport links and neighbouring villages • Potential to Extend (Subject to Planning Permission)

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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