



11 Downs Close, Ashford, TN27 0LB

Price Guide £275,000
EPC RATING: C

Downs Close, Charing, Ashford, TN27
Approximate Area = 471 sq ft / 43.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Located in this quiet turning, within close walking distance of the centre of the village is this rarely available, semi detached bungalow. The living room offers an open fireplace and leads to the kitchen, two bedrooms and three piece bathroom suite. With the benefit of gas central heating and double glazing throughout, there is a secluded rear garden with lawn and mature flower and shrub beds, two sheds and side access leading to the front of the property.

The village of Charing offers a mix of local shops, a well regarded Primary School and doctors surgery as well as mainline train station offering regular services into London. The larger village of Lenham is within easy reach by car, as well as the market town of Ashford, with its greater range of shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band B
EPC Report C



• GUIDE PRICE £275,000 - £285,000 • Semi Detached Bungalow • Two Bedrooms • Lounge & Kitchen • Gas Central Heating • Mature Secluded Garden • Quiet Residential Cul De Sac • Walking Distance of Village Centre

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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