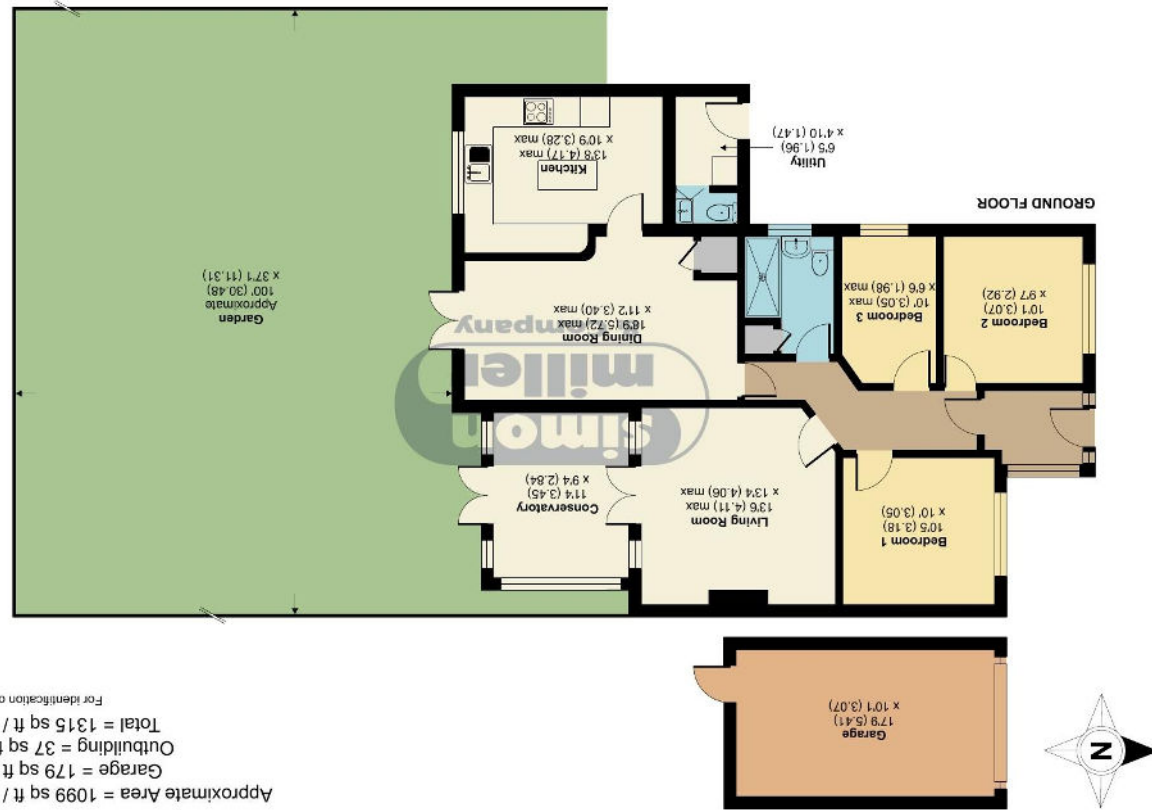


RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential) © ndc.com 2023.
Produced for Simon Miller & Company. REF: 1041888



Charlesford Avenue, Maidstone, ME17
Approximate Area = 1099 sq ft / 102.1 sq m
Garage = 179 sq ft / 16.6 sq m
Outbuilding = 37 sq ft / 3.4 sq m
Total = 1315 sq ft / 122.1 sq m
For identification only - Not to scale

Anderida, 20 Charlesford Avenue, Kingswood, Maidstone, ME17 3PE **ASKING PRICE: £475,000**
EPC RATING: D





Set in Charlesford Avenue in the sought after semi-rural village of Kingswood, this superb three bedroom semi-detached bungalow could be the ideal home for either a growing family or anyone looking to downsize from a larger home but not wanting to lose too much living space. The property is lovingly presented to a high standard throughout with the additions of a useful front porch and rear conservatory overlooking the mature landscaped 100" garden.

Kingswood itself is part of a parish that is shared with local Broomfield, which is approximately 7 miles outside of Maidstone. Close by there is a local shop/post office, takeaway and village hall that hosts numerous parish societies and activities weekly. There are regular bus services taking you to Maidstone for more commercial shopping, cafés and restaurants and from here you can also connect to the mainline trains for commuting or alternatively there are train links into London that can be found from either nearby Lenham or Headcorn along with other amenities like doctors surgeries, and family run businesses that you just don't tend to see anymore these days.

MATERIAL INFORMATION

Freehold

Council Tax Band (E)

EPC Report (D)



- **THREE BEDROOM SEM-DETACHED BUNGALOW**
- **LARGE GARAGE AND OFF ROAD PARKING FOR AT LEAST FIVE VEHICLES**
- **UTILITY ROOM AND SEPARATE WC**

- **ATTRACTIVE REAR GARDEN (APPROX 100")**
- **SOUGHT AFTER VILLAGE LOCATION**
- **CLOSE TO AMENITIES, SCHOOLING AND TRANSPORT LINKS**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

MR0856/180615/050815/051015LE

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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