

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1083796

GROUND FLOOR

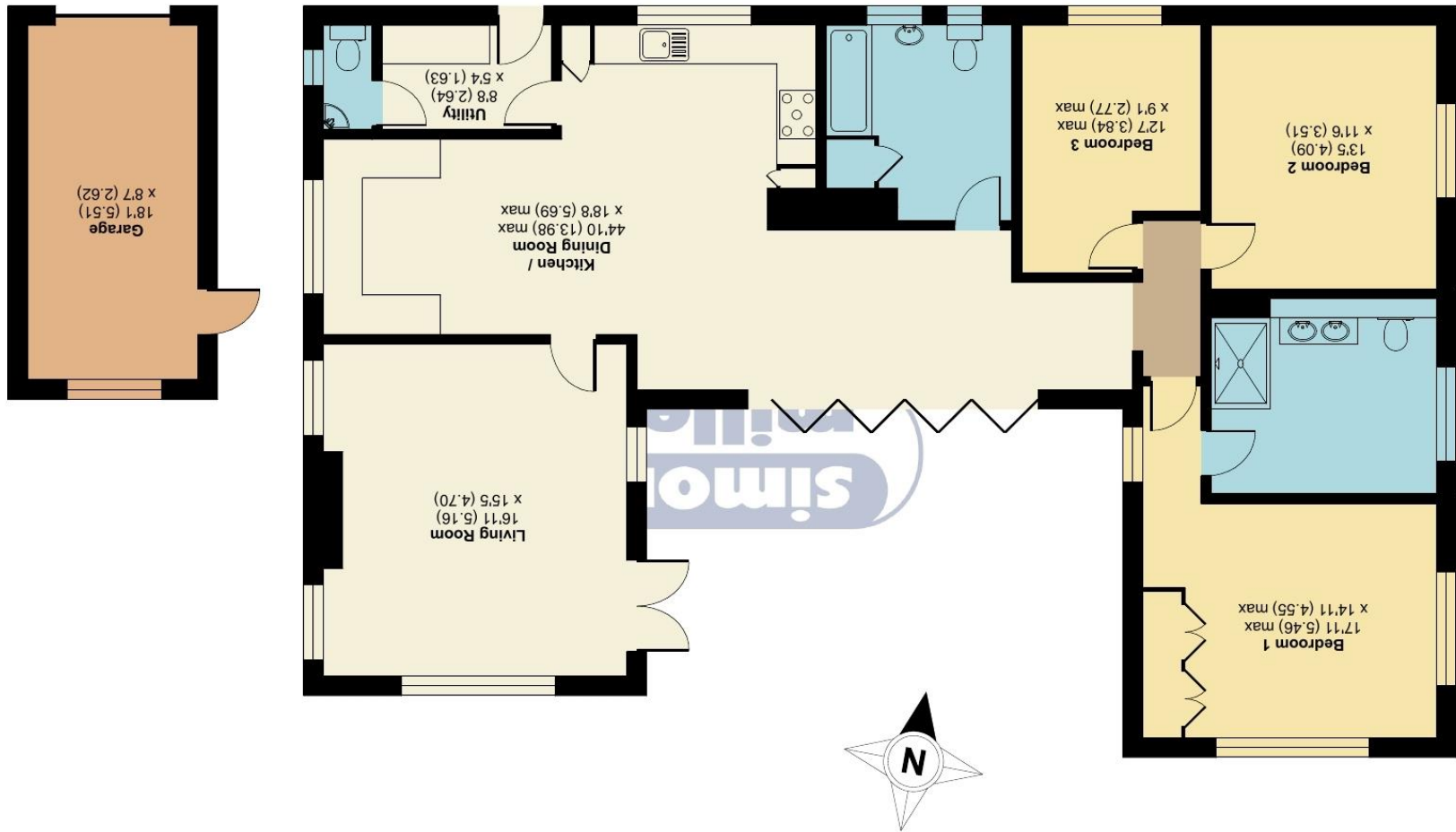


Chart Road, Sutton Valence, Maidstone, ME17
 Approximate Area = 1555 sq ft / 144.4 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1712 sq ft / 159 sq m
 For identification only - Not to scale

OFFERS IN EXCESS OF £650,000
 EPC RATING: D

WEST BELRINGHAM, CHART ROAD, ME17 3AW





This detached bungalow has been rearranged and refurbished by our sellers to now provide stunning accommodation throughout. With 1555 sq ft the U-shaped layout is flexible and can be adapted to suit the individual needs of bedrooms and reception rooms.

From Chart Road, the driveway has parking for 4-5 cars and terminates at the detached single garage. A pathway and steps down the side of the garage lead to the entrance door to the property.

All of the rooms are bright with large windows taking in the views. On the eastern side of the property, the main bedroom has a vast ensuite shower room and two further large bedrooms and a family bathroom, with a separate WC. There is a separate living room and large open plan kitchen/Dinning space

The beautiful tiered and landscaped garden can be viewed and accessed from all sides of the property. A sheltered paved terrace is located at the rear of the family room and sitting room where the stunning panoramic views can be enjoyed. The established flowerbeds have been filled with shrubs, perennials, heathers and bulbs to give all year colour.

MATERIAL INFORMATION

**Freehold
Council Tax Band (G)
EPC Report (D)**



- **THREE/FOUR BEDROOM DETACHED BUNGALOW**
- **IMMACULATELY PRESENTED WITH NEUTRAL DÉCOR THROUGHOUT**
- **OPEN PLAN AREA AND EN-SUITE**

- **STUNNING VIEWS OVERLOOKING THE WEALD**
- **BIFOLD DOORS LEADING OUT TO A BEAUTIFUL TIERED GARDEN**
- **CLOSE DISTANCE TO LOCAL SCHOOLS, SHOPS AND MAINLINE TRAIN STATIONS**

WA1244 050224M

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.

36 KING STREET, MAIDSTONE, KENT, ME14 1BS | 01622 691255 | MAIDSTONE@SIMONMILLER.CO.UK