





This bungalow enjoys a lovely, quiet position within the village, within walking distance of local amenities, including bus stops, convenience shop and doctors' surgery. The garden is a really great size and offers plenty of space should an extension be desired. Internally the space on offer is generous too, with plenty of rooms all of good proportions. There is oil fired central heating & double glazing throughout, with the property also offered for sale with no onward chain.

To the front is a garden, with mature trees and shrubs, the driveway offering somewhere to park the car, access to the garage and there is also space on both sides providing gated side access into the garden.

Internally, the central hallway leads through and gives access to

all of the rooms. To the front is a bay fronted lounge to one side, which also enjoys a dual aspect with sliding patio doors leading out to the garden and a wood burning stove. Behind the lounge is the kitchen, which is in need some updating, but offers a good space with plenty of room for cupboards and worksurfaces. A door leads out into a conservatory/porch which in turn leads to the garden, and offers some further storage space. The opposite side to the lounge is a bay-fronted bedroom of generous proportions. Behind this running along the same side are a further two bedrooms, with the smallest of the three also benefiting from fitted wardrobes.

At the bottom of the hallway is a bathroom, which comprises a three-piece with a bath and shower above, wash basin and WC.

The generously sized rooms throughout provide a fantastic base

- Generously sized detached bungalow
- Three bedrooms
- Large lounge with dual aspect and wood burner
- No onward chain

to work from, this is a home you can really make your own and add your own stamp too, with the potential of having scope for extending.

Outside the rear garden is a lovely size too, one of the largest plot sizes along the road. Within the garden is a patio area, large lawn and mature trees and hedges. There is access into the garage and the oil tank is also located within the garden.

LOCATION

Situated within the village of Sellindge, located equidistant from Ashford and Folkestone, with local village amenities including farm shop, parish church, Sellindge village hall, Dukes Head pub, Sellindge Primary School & Co-op minimarket. Being situated on the A20, Sellindge offers good road links with access into Ashford and Folkestone (around 8 miles distant and 9 miles distant respectively) and the M20 at junction 10a or 11 (4.8 miles and 6 miles respectively). Ashford International station is located within the town and offers a fast link into London (St Pancras in 37 minutes) and Eurostar services to the continent.

Tenure: Freehold

Local Authority: Folkestone & Hythe District Council





Ground Floor

Approx. 98.9 sq. metres (1064.3 sq. feet)



Total area: approx. 98.9 sq. metres (1064.3 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
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