

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

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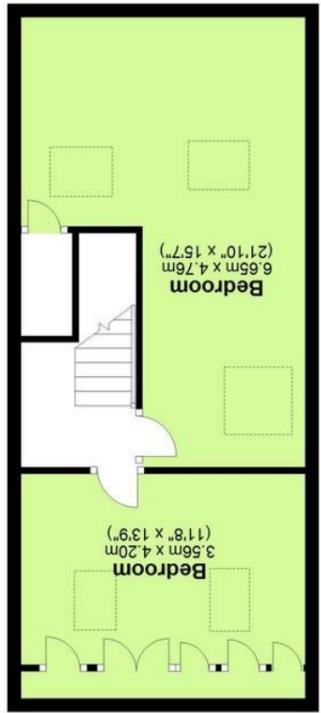
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Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. NB: Total square footage includes outbuildings and garaging.  
 Plan produced using Planlup.



**First Floor**  
 Approx. 44.0 sq. metres (473.4 sq. feet)



**Ground Floor**  
 Approx. 101.0 sq. metres (1087.4 sq. feet)

**Total area: approx. 145.0 sq. metres (1560.9 sq. feet)**





EPC Rating:  
TBC



Nestled away in this quiet corner of Kent, Charing Heath offers that quiet lifestyle while being just a short distance away from Charing Village centre which boasts a number of amenities including mainline train station to London or to Ashford international. Ashford is also only a 15 minutes' drive away with easy access to major road networks and other transport links. This is a fantastic location sought after by so many.

The property itself was fully renovated during lock-down and has been finished to very high standard. Any potential buyer would benefit from the new kitchen and bathroom. New flooring

throughout as well as plastering and decoration. A brand-new full-length loft conversion fully complied to building regulations adding to the abundance of space this property already generously offered.

On the ground floor as you enter to the front you are greeted by a large and welcoming entrance hall, from here you access all other rooms and the stairs leading to the first floor. To the front of the property, you have 2 double bedrooms both offering up dual aspect windows and in-built storage. As you continue to the rear of the property, there is a large lounge, this is a bright and airy room due to the fantastic bi-folding doors leading to the garden. The kitchen/diner is also to the rear of the property, less than 2 years old the kitchen has all appliance in-built including 'Zanussi' oven and fridge and offers a number of wall

- 4 Bedroom Detached Bungalow
- Fully Renovated
- Sought After Village Location
- Bright & Spacious Throughout
- Open Plan Kitchen/Diner

and base units for storage. Leading on from the kitchen there is a utility room which also house the additional W/C. The family bathroom is also on the ground floor, this bigger than average bathroom has been beautifully finished and offer a separate shower, free standing bath, twin hand basins and W/C.

On the first floor there are 2 additional double bedrooms both flooded with natural light due to the sky lights. Both bedrooms offer up plenty of space for bedroom furniture and benefiting from in-built storage. This property offers up versatility at the same time as one of the bedrooms is currently used as a home gym.

Externally the property boasts a beautiful large garden that wraps around the bungalow with a range of established bushes, plants, a number of seating areas and laid to lawn for the rest, it enjoys sunshine throughout the day enabling you to enjoy those summer evenings. There is a separate garage also which has been fitted with a new roof and there is off road parking also on offer in front of the garage.

Please refer to floorplan for room sizes and layout.

