

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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Total floor area 134.9 sq.m. (1,452 sq.ft.) approx





**ENTRANCE PORCH** 3' 03 max" x 3' 07 max" (0.99m x 1.09m) UPVC door to the front of the property with a UPVC double glazed window to the front, tiled flooring and door leading into the lounge area.

**LOUNGE** 25' 04 max" x 11' 05 max" (7.72m x 3.48m) UPVC double glazed window to the front of the property, carpeted floor coverings, stairs to first floor landing, lovely open plan log burner fireplace, radiator and door to:-

**DINING ROOM** 13' 04 max" x 12' 05 max" (4.06m x 3.78m) UPVC double glazed patio doors to the rear of the property leading out to the garden with UPVC double glazed window to the side. Dining area has tiled flooring, large radiator and opening to:-

**KITCHEN** 9' 05 max" x 7' 01 max" (2.87m x 2.16m) Internal kitchen with light from the dining room. Kitchen has tiled flooring, Belfast style sink, free-standing cooker, range of matching wall and base units in pine giving a traditional cottage feeling.

**BEDROOM** 14' 06 max" x 11' 06 max" (4.42m x 3.51m) UPVC double glazed window to the front of the property with incredible views over the field at the front of the property, solid wooden flooring and a radiator.

**BEDROOM** 13' 00 max" x 11' 03 max" (3.96m x 3.43m) UPVC double glazed window to the front of the property with incredible views over the field at the front of the property, carpeted floor coverings and a radiator.

**BEDROOM** 11' 03 max" x 11' 00 max" (3.43m x 3.35m) UPVC double glazed window overlooking the rear garden, carpeted floor coverings and a radiator.

**BATHROOM** 9' 05 max" x 7' 00 max" (2.87m x 2.13m) UPVC double glazed frosted window to the rear of the property, exposed wooden floorboards, free standing Roll Top bath, close coupled w/c, pedestal hand basin and a heated towel rail.

**REAR GARDEN** Patio area as you first exit the property, large area laid to lawn and a small fishpond. There is a summer house at the end of the garden in need of repair to the roof.

**FRONT GARDEN** To the front of the property there is off-road parking for 1 to 2 cars depending on size.

**Tenure:** Freehold

**UTILITY ROOM** 9' 03 max" x 7' 00 max" (2.82m x 2.13m) UPVC double glazed window to the side of the property, tiled flooring, plumbing for a washing machine, space for fridge-freezer and a free-standing boiler which is oil fed.

**SHOWER ROOM** 8' 03 max" x 6' 05 max" (2.51m x 1.96m) Large walk-in shower with tiled flooring and a radiator with door to:-

**GARAGE** 17' 04 max" x 8' 06 max" (5.28m x 2.59m) Manual garage door to the front of the garage with a UPVC double glazed door to the side down the side of the property, light and electric sockets.

**FIRST FLOOR LANDING** 15' 05 max" x 10' 08 max" (4.7m x 3.25m) UPVC double glazed window looking out to the rear garden, wooden flooring, airing cupboard, loft hatch, space for an office set up and doors to:-

**Guide Price £425,000 - £450,000.**

Andrew & Co are delighted to bring to the market this three-bedroom, semi-detached property on a peaceful road in Elham. The property is spacious inside with a real cottage feel throughout, off road parking and nice size garden and lovely views over the countryside.

