



Lambert & Foster



THE BENTLETTS

CLAYGATE ROAD | LADDINGFORD

An opportunity to purchase an immaculately presented and spacious modern four double bedroom detached family home benefitting from a front driveway providing off road parking and an attached single garage with a large southerly aspect rear garden backing onto farmland. Situated within a unique, recently built private development on the rural outskirts of the village with access to a communal nature reserve. Short drive to local amenities and major transport links including mainline railway stations at Marden or Paddock Wood.

Guide Price £675,000

FREEHOLD



6 THE BENTLETTS

CLAYGATE ROAD | LADDINGFORD | ME18 6FH (Some Sat Nav's prefer ME18 6BB)

- Immaculately presented & spacious detached modern four double bedroom home
- Situated within a recently built development on the rural outskirts of the village
- Sitting room, open plan kitchen/dining room with a separate utility area & cloakroom
- Master bedroom with an en-suite shower room and built-in wardrobes
- Rear patio with a large southerly aspect garden backing onto farmland
- Front driveway providing off road parking and an attached single garage

GENERAL

Tenure: Freehold. **Services:** Gas fired central heating with mains electricity, water supply and private drainage services connected but not tested. **Local authority:** Maidstone Borough Council **Council tax:** Band F. **EPC:** B (85)

VIEWING

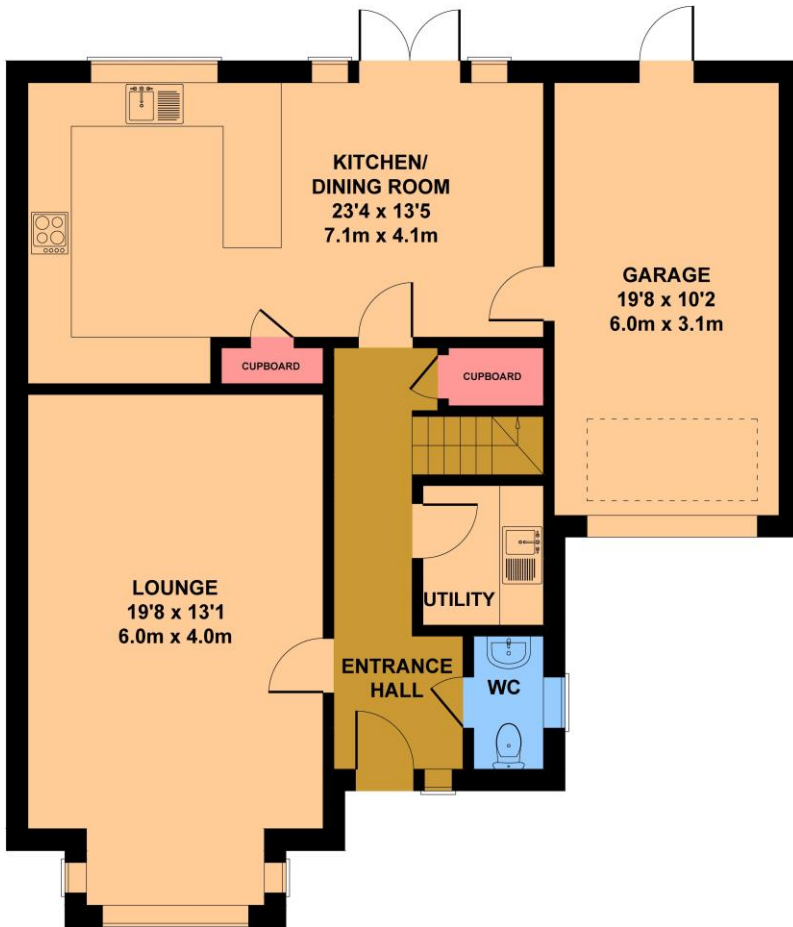
To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



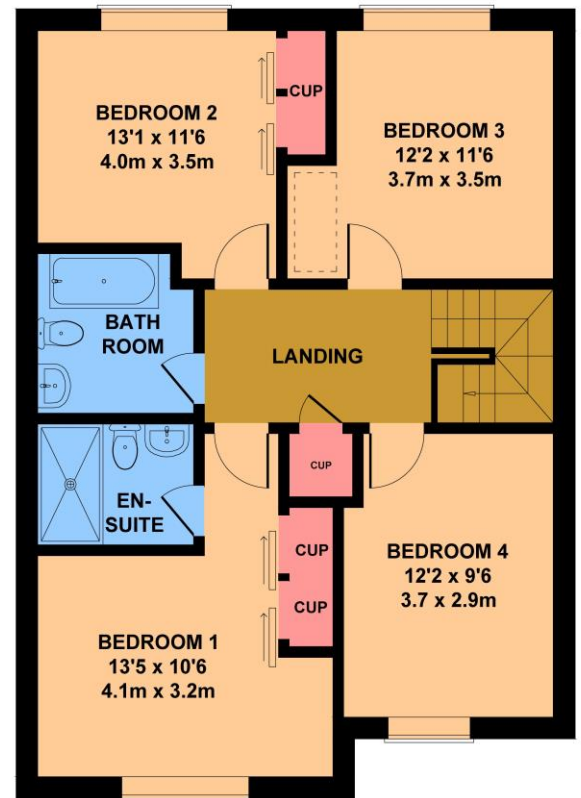
IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR
APPROX. FLOOR
AREA 994 SQ.FT.
(92.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 758 SQ.FT.
(70.4 SQ.M.)

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYPHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA