

Lambert & Foster



MERRYMEAD WEST FARLEIGH

An opportunity to purchase this recently renovated and immaculately presented two double bedroom semi-detached bungalow situated in an elevated position overlooking the village green, with far-reaching views of the Weald. The property offers a large front driveway providing ample off-road parking with the possibility of adding a carport or garage through the double gates to the side of the property (STPP). Solid wood parquet flooring is found throughout the property, the heating is provided by an Air Source heat pump and each room has the benefit of air conditioning. Offered to the market with NO FORWARD CHAIN.

Guide Price £450,000

FREEHOLD





MERRYMEAD

CHARLTON LANE | WEST FARLEIGH | KENT | ME15 0NL

- A two double bedroom semi-detached bungalow
- Situated within the village of West Farleigh with far reaching views
- Recently renovated throughout to include a re-wire and all new plumbing
- Air-source heat pump providing heat and air conditioning throughout
- Potential to extend or add a garaging STPP, private rear garden and sun room
- Large paved front driveway providing ample off-road parking and is offered with no chain

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Central heating via Air Source Heat Pump.

BROADBAND: Standard broadband available.

MOBILE COVERAGE: O2 and EE likely.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council.

COUNCIL TAX: Band D. **EPC:** D (56).

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** None. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof.



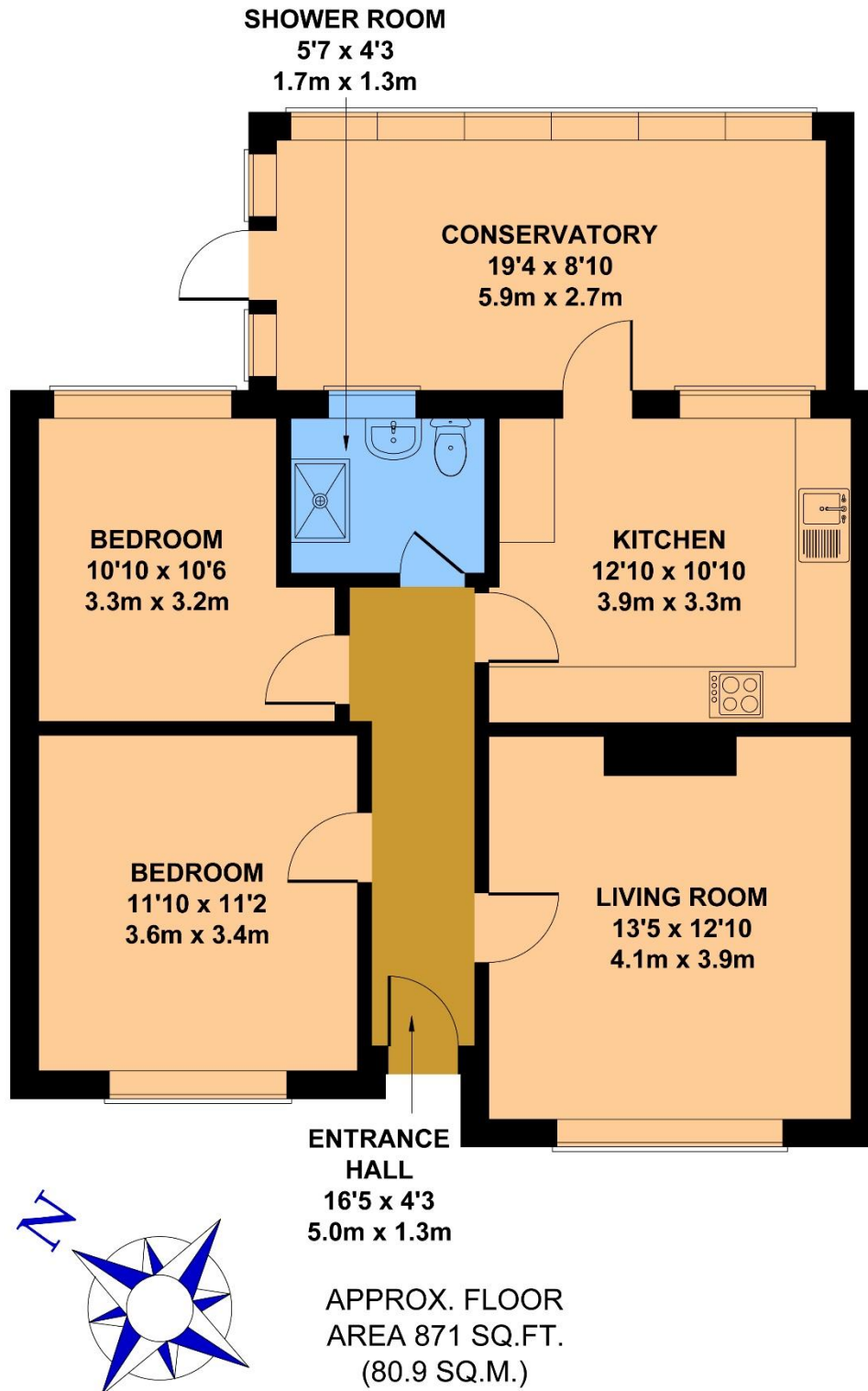
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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. 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.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



**Not to Scale. Produced by The Plan Portal 2025
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OFFICES LOCATED AT:

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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

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

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

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