



## 15 Red Hill

Wateringbury, Maidstone, ME18 5NN Freehold



4



2



1



D

Price Range £800,000 to  
£875,000



**Price range £800,000 to £825,000 - An impeccable four bedroom detached bungalow which has been modernised and backs on to countryside in the sought after village of Watlington. This charming property boasts a spacious kitchen/dining room with vaulted ceiling, large dual aspect sitting room with log burner, four bedrooms, two bathrooms, cloakroom, utility room and store rooms. Externally the property has front garden, driveway for a number of cars and stunning rear garden.**

### Overview

- Impeccably presented detached bungalow
- Four bedrooms with Jack & Jill shower room to bedrooms 1&2
- Large 28'6ft dual aspect sitting room with log burner
- Vaulted ceiling kitchen/dining room
- Utility room, cloakroom, store room
- Stunning rear garden backing onto countryside
- Parking for a number of cars, electric security shutters to side and rear
- Toshiba air to air ventilation system and double glazing
- Council tax band F, potential for loft extension pending planning permission
- Sought after village of Watlington

### Entrance hall

Double glazed entrance door with frosted glass, coat cupboard and loft access (loft with drop down ladder, part boarded, water tank, boiler and ventilation windows).

### Sitting room

28'7 x 12'11 max

Dual aspect sitting room with french doors to garden, log burning stove with wooden mantel and Amtico flooring.

### Kitchen/dining room

23'7 x 13'5

Vaulted ceiling with Velux windows, double glazed window overlooking the garden, wall and base units, worktops, sink with mixer tap, integrated fridge/freezer, integrated dishwasher, Range style induction cooker with extractor above, breakfast bar, dining area and door to garden.

### Utility room

With base units, worktop, sink with drainer, space for washing machine and space for tumble dryer.

### Cloakroom

Vanity wash basin and WC.





**Bedroom one**

15'3 x 11'5

Floor to ceiling wardrobes, double glazed window to side and door to Jack & Jill en-suite shower room.

**Jack & Jill en-suite shower room**

9'2 x 4'3

Shower cubicle, vanity wash basin, WC, heated towel rail and doors to bedroom one and two.

**Bedroom two**

12'8 x 10'9

Double glazed window to front, floor to ceiling fitted wardrobes and door to Jack and Jill en-suite shower room

**Bedroom three**

15'4 x 11'5

Double glazed window to rear and built in floor to ceiling wardrobes.

**Bedroom four/study**

9'5 x 9'5

Double glazed window to front and floor to ceiling built in wardrobes.

**Bathroom**

10'10 x 8'7

Free standing roll top bath, walk in monsoon shower, his and hers wash basins, WC and heated towel rail.

**Store rooms**

The garage has been divided into internal and external storage.

**Front garden**

Driveway for multiple cars leading to the front of the property, lawn, pathway, flower beds, trees, up and over door to garage storage and side access to rear garden.

**Rear garden**

92 x 64

Lawn, patio, tree shrubs, sheds and backing onto countryside.

**Agents notes**

This detached bungalow is freehold and built of standard construction with roof tiles, connected to main drains/sewage and serviced by South East Water, gas and electricity to the property supplied via British Gas. Broadband is FTTC, phone line installed and both connect via BT and Open Reach.

**Location**

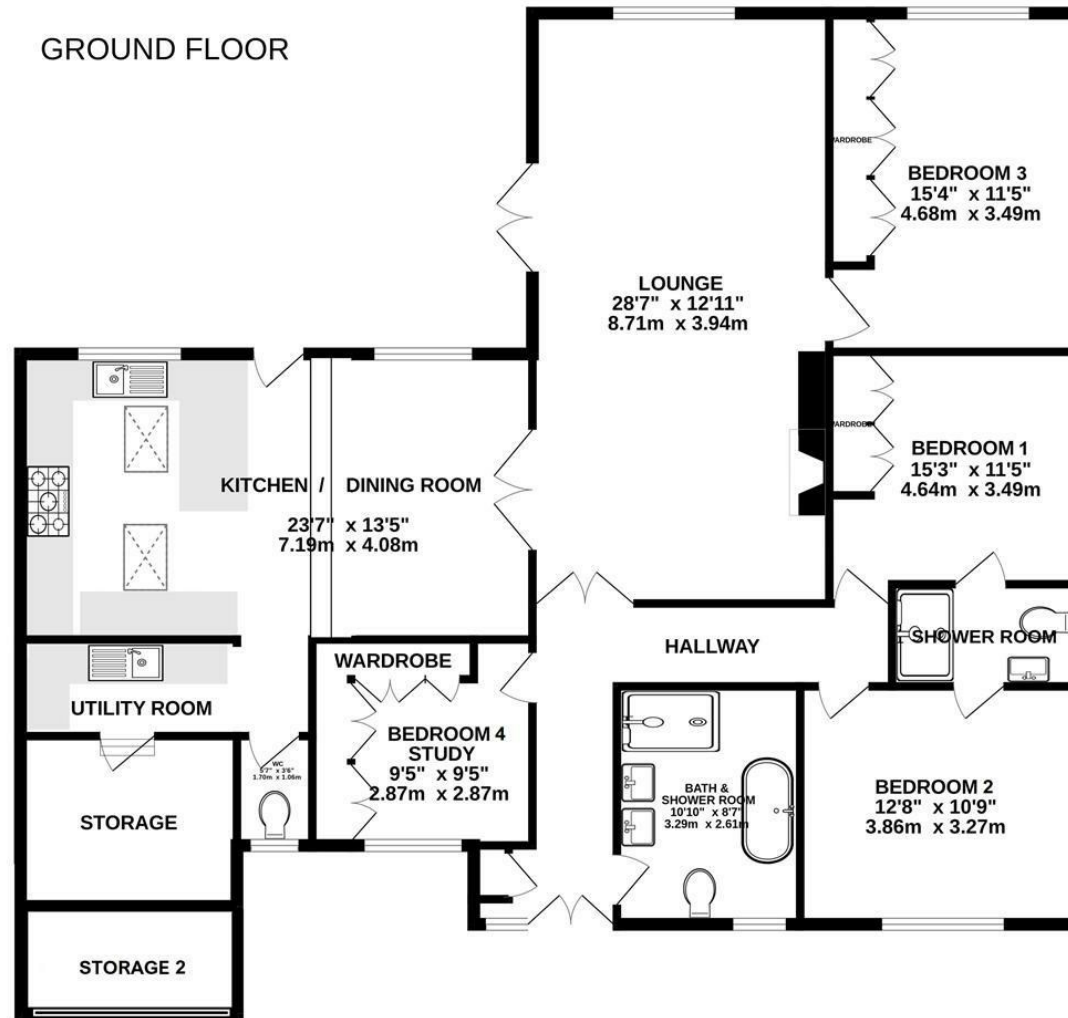
Wateringbury is a sought after village on the outskirts of Maidstone with access to many country walks, train station (with links to London via Paddock Wood), primary school, doctors surgery, post office, village shop, tea room, village club, hotel, marina with moorings on the river Medway, village hall and sports field with play park.

Maidstone town centre is located within 5.5 miles and has a host of amenities from shopping centre, independent retailers, cinema, bowling lane, restaurants, coffee shops, supermarkets and main line train station with links to London Bridge and Charing Cross.





## GROUND FLOOR



Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

51 Western Road, Borough Green, Kent, TN15 8AN  
T: 01732 885585

[boroughgreen@kings-estate-agents.co.uk](mailto:boroughgreen@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

