Lees Road

Laddingford ME18 6DB

Offers In The Region Of £520,000

KHP
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COUNTRY HOMES

Laddingford ME18 6DB

KHP Country Homes are delighted to bring to the market this immaculately presented 3 bed semi-detached home, nestled in the charming village of Laddingford. Offering the perfect blend of character, charm and modern conveniences, this property is sure to capture your heart.

The property offers a warm and welcoming feel from the moment you enter, with three reception rooms including a dining room and a cosy sitting room which boasts a wood burning stove, providing the perfect space for a relaxing evening. The kitchen is situated towards the rear of the property and the sun room, which is currently used as a home office, overlooks the immaculately presented garden. With the natural light that floods through the windows, it creates a warm and welcoming atmosphere.

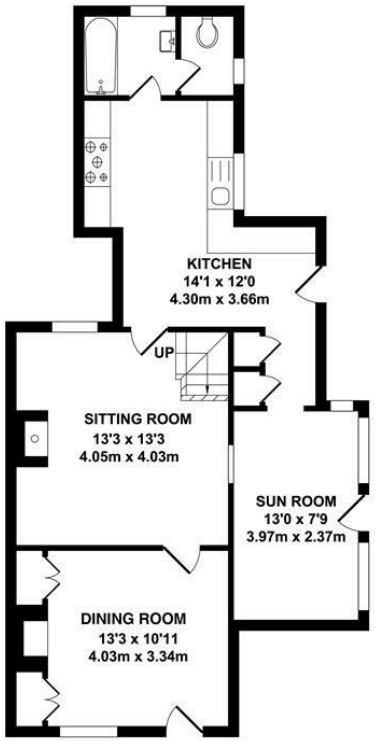
The property offers three well-proportioned bedrooms, all with far reaching views over the Kent countryside. The master bedroom boasts it's own en-suite and there is also an additional family bathroom ensuring that morning routines run smoothly and providing convenience for all occupants.

This desirable home sits on a generous size plot with a large driveway suitable for several cars. As you can see from the photos there is a beautiful garden which boasts a workshop, large bike shed and wood store. The garden is mainly laid to lawn but surrounded with mature shrubs and trees.

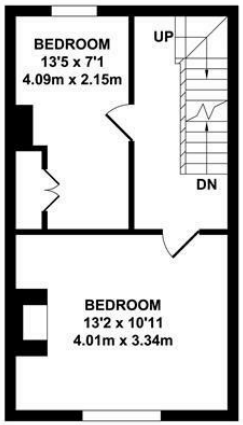
The location of this home is particularly appealing, as Laddingford is known for its picturesque surroundings and friendly community. You will enjoy the tranquillity of village life while still being within easy reach of amenities, including shops, schools, and transport links.

This home presents an excellent opportunity for those looking to settle in a serene environment without compromising on modern comforts. With its generous living space and charming location, this property is not to be missed. We invite you to come and experience the warmth and character of this lovely home for yourself

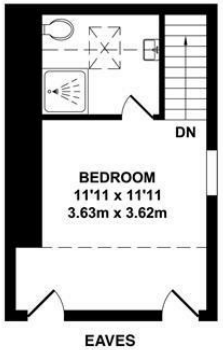
- Beautifully presented 3 bed semi-detached
- Stunning countryside views
- South-facing garden
- Three reception rooms
- Kitchen
- Family bathroom plus en-suite to Master
- Driveway for several cars
- Outside workshop
- Beautiful semi-rural location
- CHAIN FREE



GROUND FLOOR
APPROX. FLOOR AREA
658 SQ.FT.
(61.17 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
325 SQ.FT.
(30.18 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
220 SQ.FT.
(20.40 SQ.M.)

TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.75 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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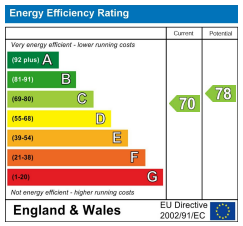

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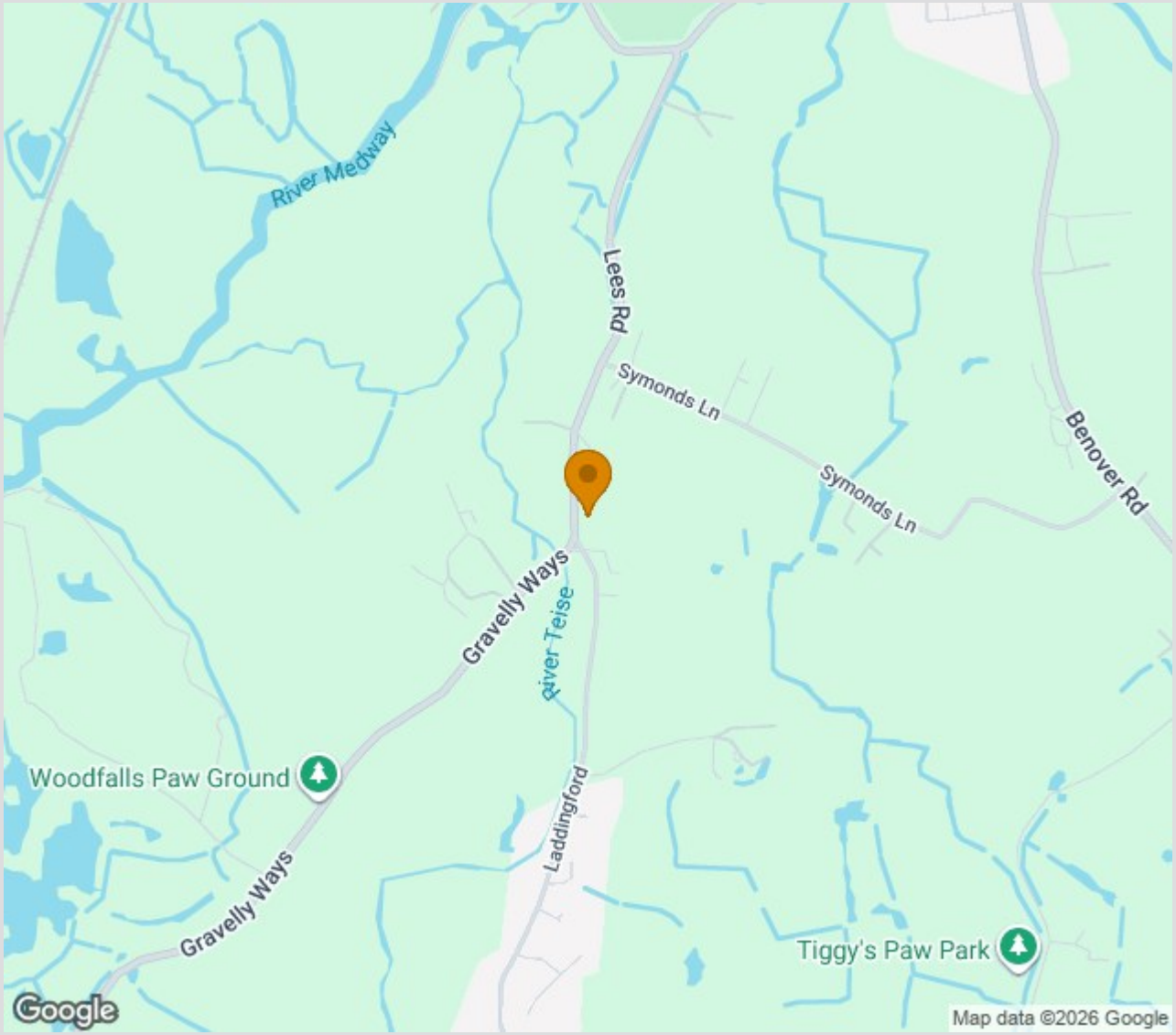
MORINAY
PONT-AVEN

Location Map

Tenure: Freehold

Council tax band: D

AML PW
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT:
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