



Longbeech Park Canterbury Road, Charing

£120,000

## 3 Longbeech Park Canterbury Road

Charing, Ashford

2 bed park home in tranquil Longbeech Park. Spacious living, desirable features. Large lounge, separate dining room. Convenient garage, off-road parking. East-facing, well-maintained rear garden. Close to Charing village amenities. Available to age 45+ only. Comfortable, peaceful lifestyle. Must see property. £120,000. Contact us to view.

Council Tax band: A

Tenure: Freehold

- £120,000
- Two Bedroom Park Home
- No Onward chain
- Garage and Off road Parking
- Set in the private Longbeech Park
- Over 45's only
- Close to the village of Charing
- East facing rear garden
- Large Lounge Area
- Separate Dining room



### Entrance Hall

Upvc entrance door. Carpet laid to floor. Two storage cupboards.

### Utility Room/Cloakroom

Carpet laid to floor. Window to the front. Plumbing for a W.C and handbasin.

### Bedroom

9' 9" x 9' 4" (2.98m x 2.85m)

Carpet laid to floor. Window to the side. Radiator to the wall. Triple fitted wardrobe.

### Bedroom

11' 9" x 9' 6" (3.58m x 2.89m)

Carpet laid to floor. Radiator to the wall.

### Bathroom

Tiled floor. Window to the rear. Radiator to the wall. Bath with an overhead shower, W.C and a washbasin.

### Dining Room

11' 6" x 9' 6" (3.50m x 2.90m)

Carpet laid to floor. Window to the front. Radiator to the wall.

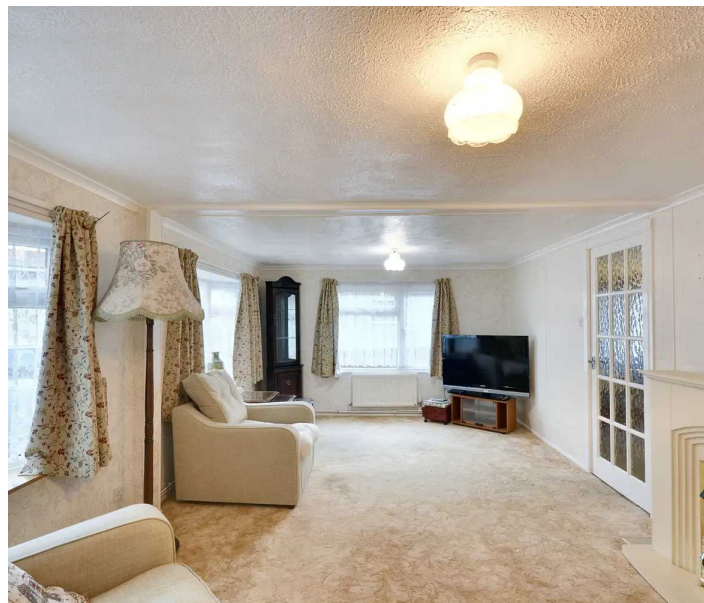
### Lounge

19' 6" x 11' 5" (5.95m x 3.49m)

Carpet laid to floor. Windows to the front and rear. Two bay windows to the side. Four radiators to the wall. Feature fireplace.

### Kitchen

Vinyl flooring. Window to the rear. Upvc door to the rear garden. Worksurface with a One and a half sink and drainer, electric hob and oven with an overhead extractor fan. Wall and floor storage units. Two storage cupboards. Worcester boiler. Fridge and washing machine.



### **FRONT GARDEN**

Mainly laid to lawn with a tiled pathway and hedgerows to the front.

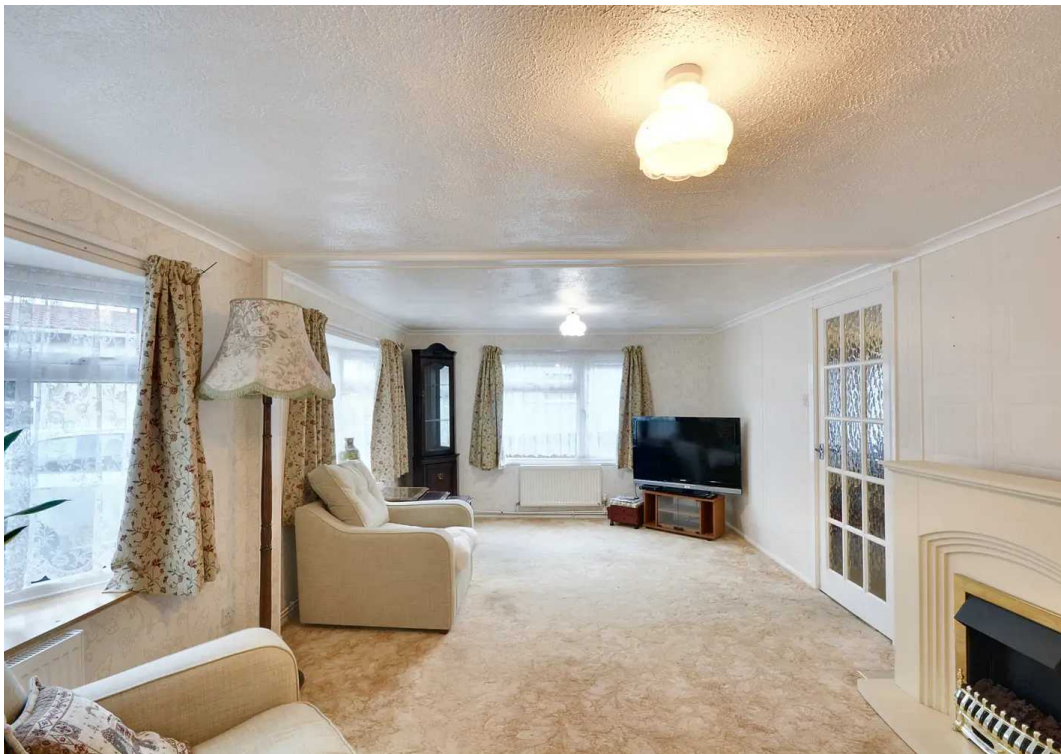
### **REAR GARDEN**

Overlooking the woods. Large patio area. Raised flowerbeds and hedgerows. Storage shed and access to the garage.

### **GARAGE**

Single Garage





## Ground Floor

Approx. 74.5 sq. metres (802.4 sq. feet)



Total area: approx. 74.5 sq. metres (802.4 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

**Andrew & Co Estate Agents - Ashford**

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