

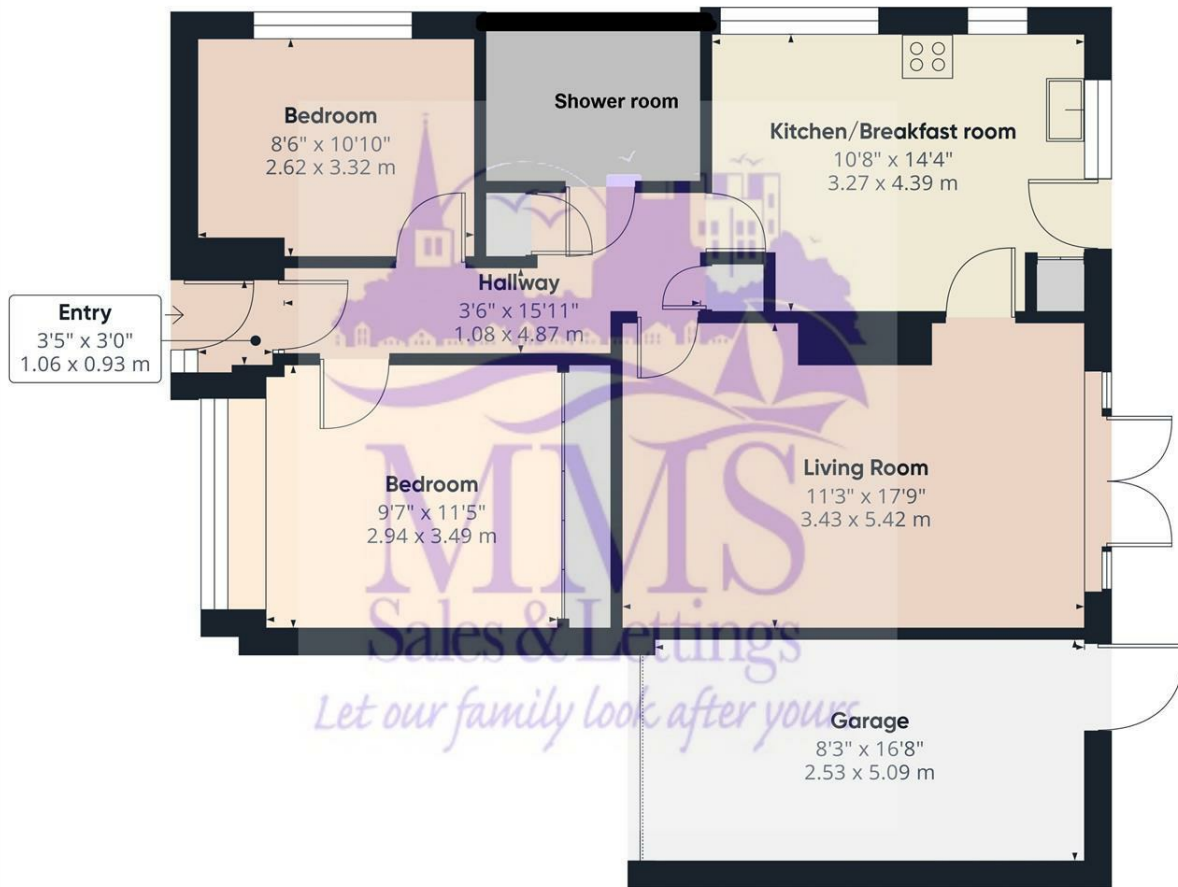


## 7 Deerhurst Close, Longfield, DA3 7LL

Nestled in the highly sought-after area of Deerhurst Close, Longfield, this charming detached bungalow offers a delightful blend of modern living and classic appeal. Spanning an impressive 883 square feet, this property, built between 1950 and 1959, has been thoughtfully refurbished in recent years, ensuring a fresh and contemporary feel throughout. Upon entering, you are greeted by a modern tiled hallway that leads to two spacious double bedrooms, perfect for relaxation and rest. The heart of the home is undoubtedly the modern kitchen/breakfast room, which provides an ideal space for culinary creativity and casual dining. The generous lounge offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in. The property boasts a large rear garden, complete with a patio area, providing ample outdoor space for gardening enthusiasts or family gatherings. There is also potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs. Parking is a breeze with space for three vehicles, including a garage, ensuring convenience for you and your guests. Offered with no forward chain, this bungalow is ready for you to move in and make it your own. The property falls under council tax band E. This delightful bungalow in Longfield is not just a home; it is a lifestyle choice in a community that is both vibrant and welcoming. Do not miss the opportunity to view this exceptional property.

- 2 DOUBLE BEDROOMS
- LARGE LOUNGE
- KITCHEN/BREAKFAST ROOM
- NO CHAIN
- LARGE RRAR GARDEN
- GARAGE
- DRIVE WAY
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND E

**£575,000**



Approximate total area<sup>®</sup>  
802 ft<sup>2</sup>  
74.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk <https://www.medwaymortgageshop.co.uk>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.