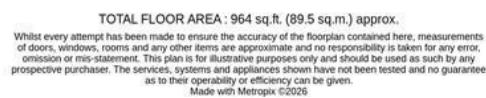


BEN  ROSE



A map of the Longon area in Kent, UK. The map shows the Longon Brickcroft Nature Reserve, Walmer Bridge, and the Longon By-Pass. The Longon By-Pass is a major road running diagonally across the map. The Longon Brickcroft Nature Reserve is located to the north of Walmer Bridge. The map also shows the Longon area, Hall Green, and Much Hoole. The map is credited to Google and includes the text 'Map data ©2020'.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	63	74	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		



Offers Over £239,950

Internally, the property opens into a welcoming main reception hall which provides access to all ground floor rooms. Positioned to the front is the spacious lounge, featuring a charming fireplace and a bright bay-fronted window that fills the room with natural light. There are two well-proportioned double bedrooms, both offering comfortable accommodation. The shower room has been adapted into a practical wet room, providing ease of use and accessibility. Towards the rear of the home, you'll find the kitchen which benefits from external access, leading through to a separate dining room—an ideal space for entertaining—which in turn flows seamlessly into the conservatory, offering pleasant views over the garden and an additional relaxing area.

