



**Woodside, 23 Hockers Lane, Detling, Maidstone, Kent, ME14 3JN**  
**Offers In Excess Of £435,000**

NO FORWARD CHAIN. The property is situated in a lovely semi rural setting on the outskirts of the village of Detling which nestles at the foot of the North Downs, about 3-miles from Maidstone town centre. The county town provides a wide range of shopping, educational and social facilities together with two mainline stations. There is very easy access to both the M2 and M20 motorways providing fast travel to London and the Kent coastline.

The property comprises a detached chalet bungalow which has suffered considerable water damage and is now ready for refurbishment. The property offers a rare opportunity to create your own specification and décor. Planning permission in the past has been obtained to extend and alter the property. This permission has now lapsed. The property stands in a huge garden which is filled with a variety of trees, shrubs and plants. Internal inspection of this excellent opportunity is thoroughly recommended by the sole selling agents. EPC rating: E. Contact: PAGE & WELLS King Street office 01622 756703.



**GROUND FLOOR:**

Part glazed entrance door to ...

**Entrance Porch**

Further glazed panelled door to ...

**Inner Hallway****Lounge: 20'8 x 10' (6.30m x 3.05m)**

A well proportioned principal room with double glazed bay window to the front elevation. Ornamental beamed ceiling. Fireplace with natural brick surround. Door to ...

**Sun Lounge: 14'3 x 8'8 (4.34m x 2.64m)**

Double glazed double doors to garden.

**Kitchen: 13'1 x 8'2 (3.99m x 2.49m)**

Work surface with cupboards, drawers and space under. Inset single drainer sink unit with cupboards and drawers beneath. Walk in larder cupboard concealing gas and electric meters. Wall mounted Worcester gas fired boiler serving central heating and domestic hot water.

**Bedroom 1: 16'3 x 9'2 (4.95m x 2.79m)**

Incorporating a dressing area with double glazed bay window to the front elevation. Door to ...

**En-suite Shower Room**

Low-level WC. Wash hand basin. Shower cubicle. Double glazed window to the side elevation.

**FIRST FLOOR:****Landing****Bedroom 2: 13'7 x 7'9 (4.14m x 2.36m)**

Access to eaves storage cupboard.

**Bedroom 3: 19' x 7'9 (5.79m x 2.36m)**

Maximum 'L' shaped measurement. Double glazed window to the rear elevation.

**Bathroom**

Low-level WC. Bath. Window to side elevation. Shelved cupboard.

**EXTERNALLY:**

A driveway leads from Hockers Lane to provide parking. The drive continues to the side of the house to give access to a full sized detached garage.

**GARDENS:**

The gardens are a lovely feature to this property. The front garden is screened with live hedging and an area of lawn. The very large rear garden is filled with a variety of ornamental trees, fruit trees, shrubs and a vegetable garden.

**VIEWING**

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

**AGENT'S NOTE**

Planning permission in the past has been obtained to extend and alter the property. This permission has now lapsed.

**DIRECTIONS**

Leave Maidstone on the A249 Sittingbourne Road and continue in a northerly direction towards Detling. Fork right off the A249 as signposted Detling, after a short distance turn right into Hockers Lane, continue down where the property will be found on the left hand side.

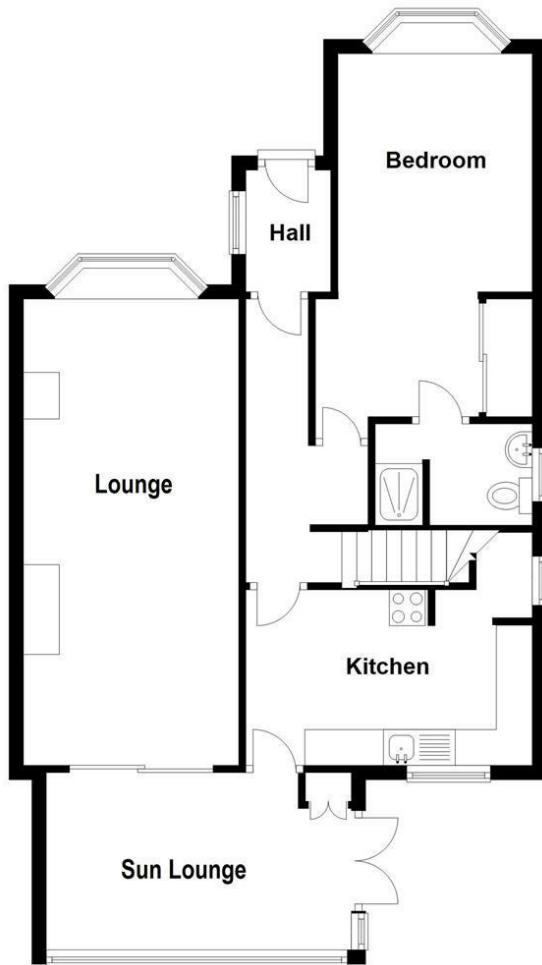
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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### Ground Floor



### First Floor

