

# KE



91 Maydowns Road, Chestfield, Whitstable, Kent, CT5 3LW

£525,000

- 4/5 bed roomed detached bungalow
- Potential Air B&B/Annexe
- Good size plot
- Desirable village location
- En suite to master bedroom

# 91 Maydowns Road, Whitstable CT5 3LW

Looks are very much deceiving with this detached family bungalow standing on a generous plot and located on a popular road in the village of Chestfield situated towards the end of a private no-through road. The property is within close proximity of Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre, supermarkets, bus routes, and Chestfield and Swalecliffe station (0.6 miles). Offering flexibility with the layout you walk into the entrance hall, a generous sitting room open-plan to a dining room, a living room, a kitchen, four bedrooms, a study/fifth bedroom, and three bathrooms including an en-suite shower room to the principal bedroom. There is also the opportunity to accommodate an annexe/air b&b if this suits your needs Externally the mature rear garden is mainly laid to lawn but incorporates a raised decked terrace and a patio area. A driveway to the front of the property provides off street parking for a number of vehicles. A viewing comes highly recommended.



Council Tax Band: E



## **GROUND FLOOR**

**Entrance Hall**

**Sitting room**

16'2 x 10'2

**Dining Room**

14'4 x 10'7

**Kitchen**

15'1 x 11'5

**Living Room**

18'3 x 11'2

**Bedroom 1**

23'5 x 12'4

**En-suite Shower Room**

**Bedroom 2**

14'3 x 12'2

**Bedroom 3**

12'6 x 9'8

**Shower Room**

**Bedroom 4**

11'2 x 7'8

**Bathroom**

11'5 x 7'

**Study/Bedroom 5**

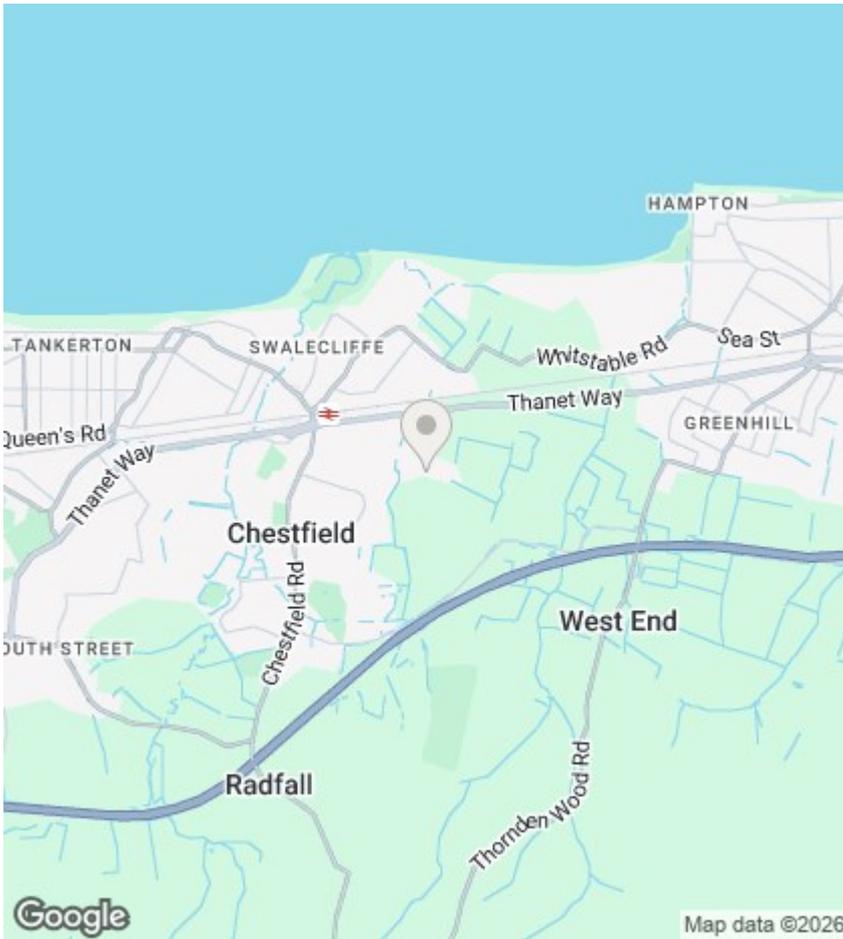
9'11 x 7'4

**OUTSIDE**

**Garden**

**Driveway**

**COUNCIL TAX BAND E**



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | <b>82</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>66</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 |           |

