



3 BEDROOM MID TERRACE

- Large kitchen / family room
- Living room
- Downstairs WC
- Master suite with walk in wardrobe
- 2 bathrooms
- 2 parking spaces including 1 carport with storage shed
- South facing rear garden
- 10 year NHBC guarantee

THE BENENDEN

53 SHOESMITH LANE // OAKSHAMLET // KINGS HILL // WEST MALLING // KENT // ME19 4FF

The Benenden is a 3 bedroom family home designed by award-winning developer Environ Country Homes. This charming cottage benefits from flexible open plan living space which features a full height pocket door between the family room and lounge. The pocket door can be closed to give two separate rooms, or left open to create an impressive, light area.

To the rear of this home is a spectacular family room with a modern country style kitchen, dining area and garden room. The floor to ceiling windows flood

light into the room. With two sets of patio doors, the garden feels like an extension of the kitchen making it easy to watch small children playing on the patio – a great help to any busy parent.

Upstairs this home has a spacious master bedroom with a bay window, walk-in wardrobe and a luxury en suite bathroom - it's the perfect place to relax at any time. Your guests have not been forgotten as there is a good size second bedroom with a built-in wardrobe and a third bedroom that could easily double as an office with a sofa bed.



Sales and viewing 01732 848316 / enquiries@oakshamlet.com / www.oakshamlet.com



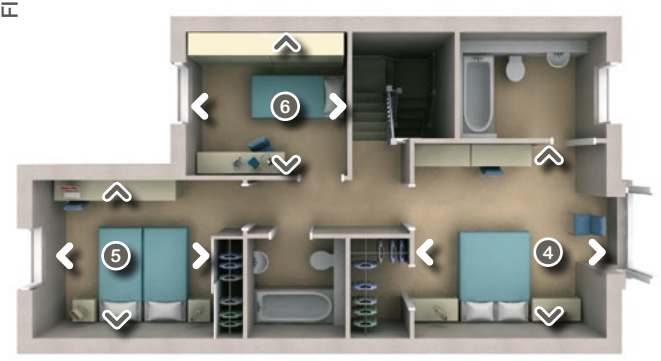
- ① LIVING ROOM
3.79 x 5.67 m
- ② DINING AREA
3.49 x 3.12 m
- ③ GARDEN ROOM
3.05 x 2.89 m
- ④ MASTER BEDROOM
3.79 x 4.43 m
- ⑤ BEDROOM TWO
3.05 x 3.49 m
- ⑥ BEDROOM THREE
2.82 x 3.16 m



GROUND



FIRST



FLOORING: Kahrs planked oak wooden flooring, Glenweave oatmeal beige carpets.

KITCHEN: 'Modern country' style design. Full height integrated fridge-freezer, gas hob, externally vented extractor, microwave oven, electric oven, integrated dishwasher, one and a half bowl sink.

BATHROOMS: Sleek contemporary style with storage cupboards, shaver socket, extractor, heated ladder towel rail, soap dishes, towel and toilet roll holders.

STORAGE: Two bedrooms have built-in or walk-in wardrobes. Utility cupboard in hallway incorporates shelving and space for washer/dryer. Large storage cupboard under stairs.

HEATING: Gas underfloor heating on ground floor, radiators on upper floors. All windows are high performance double glazed units for maximum energy efficiency

ELECTRICAL: Recessed downlighters throughout. Generous provision of double-plug sockets in white finish. BT and TV/ FM points provided in most rooms.

SECURITY: Fitted alarm system with infrared detectors. Mains operated smoke alarm fitted on each floor with battery back up.

EXTERNALLY: Soft landscaping and patio to rear garden. Exterior lighting at front and back of house. External socket. Carport has light and power.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (81-91)		
B (81-91)			B (61-80)		
C (69-80)			C (41-60)		
D (55-68)			D (21-40)		
E (39-54)			E (11-20)		
F (21-38)			F (1-10)		
G (1-20)			G (0)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
	81	83		81	82



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