

**MARTINS
ESTATES**

SALES AND LETTINGS



62 Falcon Way
Kent, TN23 5UR

Asking Price £195,000

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A well-presented bedroom starter home with a garden and benefitting from redecoration throughout. The property has also had new carpet fitted and is ready for immediate occupation. The entrance door opens into the lounge, and it is a double-aspect room with patio doors opening onto the rear garden and a window opening over the front. A spiral staircase leads to the first floor, an opening into the kitchen with work surfaces, three walls with an inset oven hob with an extractor, and an integrated single drainer sink with a mixer. There is space for a washing machine and dishwasher. A range of cupboards can be found on two walls, and drawers and cupboards can be found under the work surface. There are front and rear gardens, and the rear garden is enclosed on all sides and benefits from the garden shed. The property is offered chain-free and with vacant possession—dedicated parking space at the rear of the property.

Lounge Dining Room

15'8" x 13'0" (4.78 x 3.97)

Door to front and adjacent window. Patio doors to side, open to

Kitchen

6'4" x 5'5" (1.93m x 1.65m)

Worksurfaces to three walls with integrated oven and hob and inset single drainer sink with window overlooking the front of the property.



Bedroom

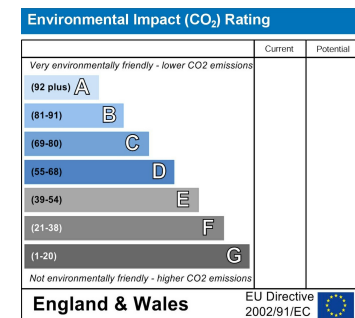
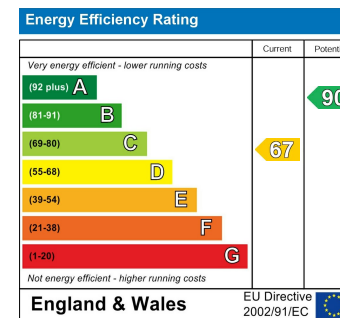
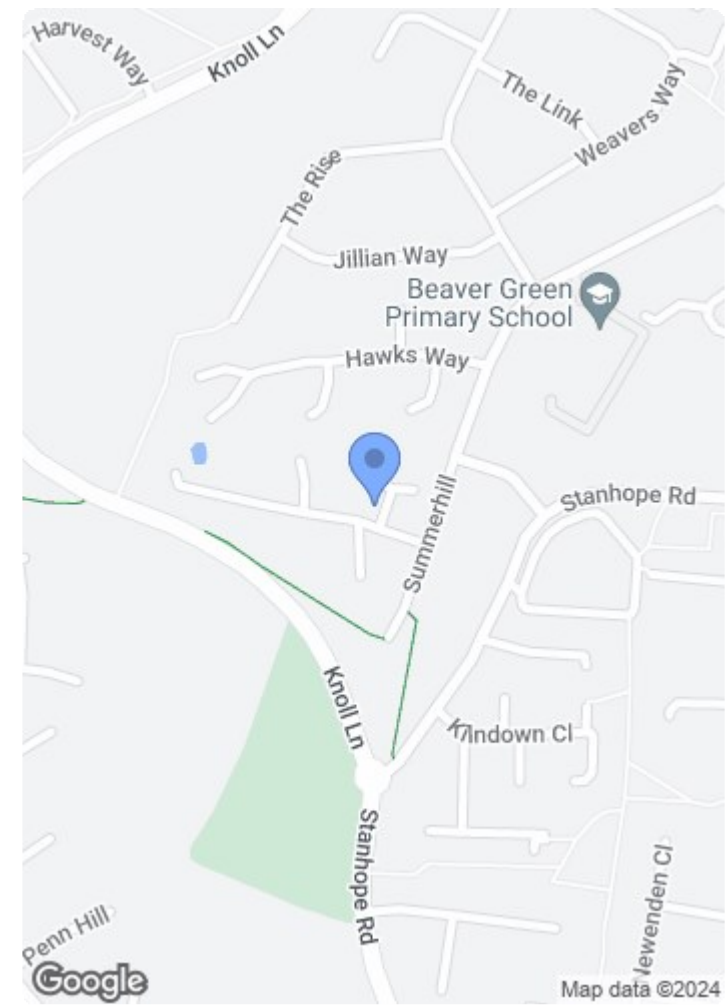
13'0" x 10'10" (3.97 x 3.32)

Window to front and side.

Bathroom

Bath, wc and wash hand basin





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