



40 Mongeham Road
Great Mongeham, Deal, CT14 9PQ
Offers in Excess of £400,000

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40 Mongeham Road

Great Mongeham, Deal

An attractive semi-detached family home offering immaculate, recently renovated accommodation and a generous rear garden.

Situation

Number 40 is nestled along the Mongeham Road running through the centre of the village of Great Mongeham. The village lies on the edge of the beautiful North Downs and has a church, community hall, village green and two inns. The lovely historic towns of Sandwich and Deal are both close to hand, Deal town centre being just two miles away. This traditional coastal location has a pleasing mix of individual shops, restaurants and cafes, together with a bustling seafront where you will find a two mile promenade, Grade II Listed pier and Tudor Castle. The mainline railway station offers a regular service and links to the Javelin high speed to London St Pancras.

The Property

This handsome semi-detached family home with its attractive brick and bay windowed facade has been lovingly renovated over the past three years by the current owners and offers immaculately presented and well-proportioned accommodation with stylish and striking design elements running throughout. The ground floor centres around a stunning kitchen fitted with a range of sleek gloss units meticulously designed to incorporate modern style with high end functionality in the form of Neff cooking appliances and commercial grade Dekton worktops. The kitchen is open plan to the dining room where French doors open to the generous garden beyond, making it a fantastic space for entertaining. A useful utility room and cloakroom are accessed from the dining room. A separate reception room lies to the front in the form of a sumptuous sitting room, complete with charming bay window and cosy wood burning stove. To the first floor are three delightful bedrooms serviced by a bright contemporary fully tiled shower room. This much loved home has had new windows and doors fitted together with a new combination boiler within the last three years.

Outside

The property is set back from the road by a low maintenance graveled garden enclosed by a brick walled boundary. To side a driveway provides off road parking and timber gates give pedestrian side access to the rear. A paved patio hugs the rear elevation, with a separate covered seating/entertaining area to one side, whilst a paved path stretches beyond winding through the immaculate lawn, peppered with a variety of trees, leading to a kitchen garden, hexagonal greenhouse and brick built outbuilding measuring 19' 7" x 10' 5" (5.96m x 3.17m) with power and lighting connected.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

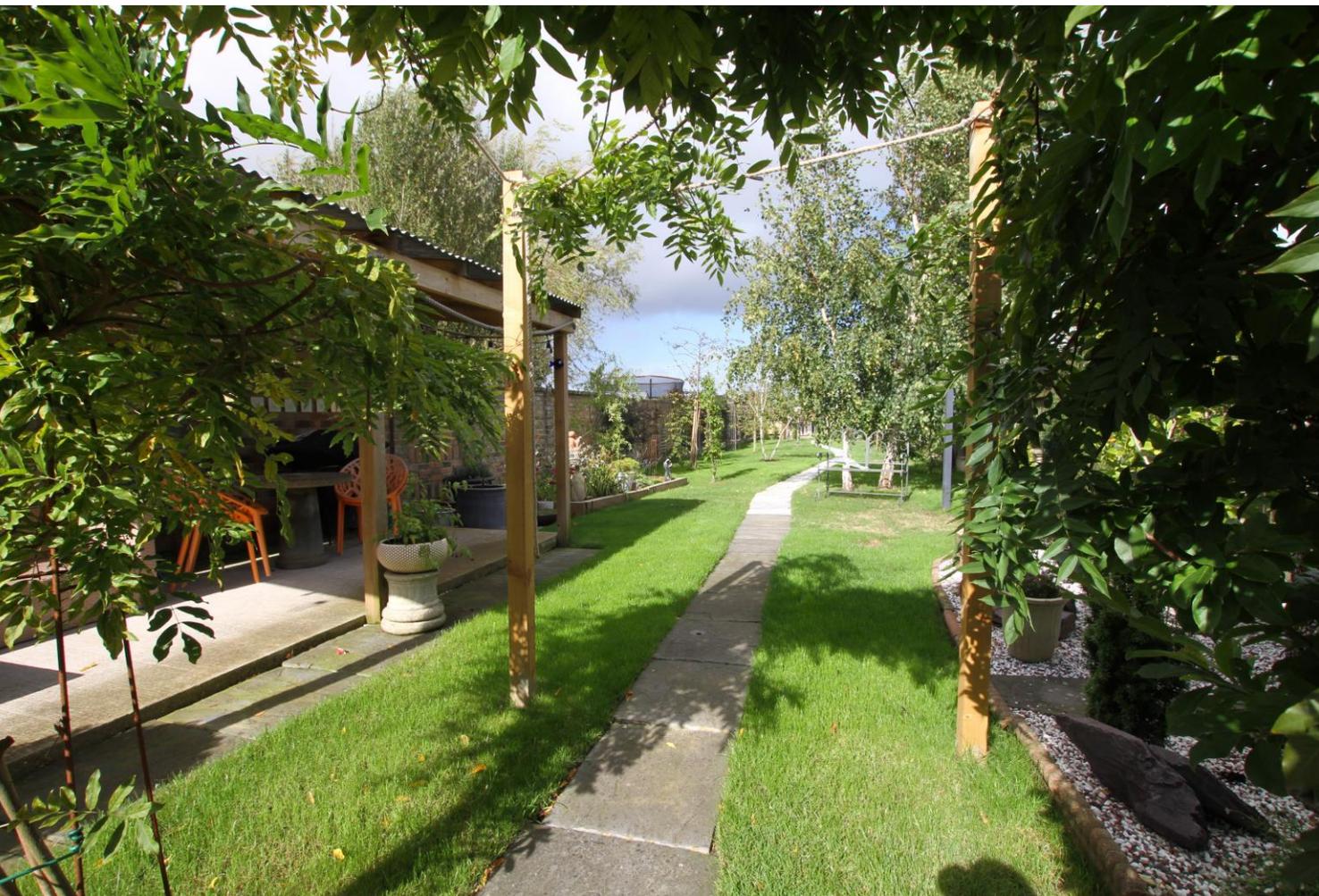
Freehold

Current Council Tax Band: C

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sitting Room
13' 3" into bay x 12' 2" (4.04m x 3.71m)

Kitchen
16' 9" x 11' 0" (5.10m x 3.35m)

Dining Room
12' 1" x 11' 0" (3.68m x 3.35m)

Utility Room
8' 7" x 4' 8" (2.61m x 1.42m)

Cloakroom
4' 7" x 3' 1" (1.40m x 0.94m)

First Floor

Principal Bedroom
12' 2" x 11' 0" (3.71m x 3.35m)

Bedroom Two
11' 2" x 9' 6" (3.40m x 2.89m)

Bedroom Three
11' 1" x 6' 3" (3.38m x 1.90m)

Shower Room
5' 7" x 5' 1" (1.70m x 1.55m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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