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## 93 Robins Close, Lenham, Kent. ME17 2LE.

£385,000 Freehold

### Property Summary

"I really like the situation of this house. Found towards the end of the cul-de-sac and with views over the green to the front". - Philip Jarvis, Director.

No onward chain with this three bedroom semi-detached house found in an ever popular location in Lenham.

The property has just been refurbished. This includes a redecoration, new bathroom, boiler, a rewire, carpets and laminate flooring. Added to this there is a modern kitchen and double glazing.

There is a most useful extension to the rear creating another reception area or potential office/playroom. There is also a downstairs cloakroom. In addition there is the 21ft living/dining room and fitted kitchen.

Upstairs there are the three bedrooms and new bathroom with a white suite.

Set back from the road there is a long brick block driveway leading to the garage. There is a mature rear garden measuring approximately 60ft in length, laid to lawn with a patio area.

Well positioned towards the bottom of Robins Close, the village centre is within walking distance. Lenham offers a well balanced mix of shops and amenities along with two schools and a railway station. The M20 motorway is only a short drive at Leeds.

### Features

- Three Bedroom Semi-Detached House
- Through Living/Dining Room
- Downstairs Cloakroom
- Modern Well Equipped Kitchen
- Long Brick Block Driveway & Garage
- No Onward Chain
- EPC Rating: D
- Single Storey Extension To The Rear
- Sitting Room/Playroom
- Internal Refurbishment
- New Bathroom, Boiler & Carpets
- 60ft Enclosed Rear Garden
- Cul-De-Sac Location
- Council Tax Band D

## **Ground Floor**

### **Entrance Door To**

### **Porch**

Double glazed window to side and front. Tiled floor. Door to

### **Hall**

Stairs to first floor. Understairs cupboard. Laminate floor. Radiator with decorative cover.

### **Lounge/Dining Room**

21' 10" x 11' 6" max (6.65m x 3.51m) Double glazed window to front, side and rear. Fireplace with electric fire. Two radiators. Laminate floor.

### **Kitchen**

8' 10" x 7' 11" (2.69m x 2.41m) Range of contemporary base and wall units. Round bowl stainless steel sink unit. Neff electric oven with warming tray. Electric hob with extractor over. Electrolux microwave oven. Integrated fridge/freezer. Pull out worktops. Radiator. Tiled floor.

### **Sitting Room/Playroom**

12' 4" x 8' 7" max (3.76m x 2.62m) Double glazed window to side and double glazed patio doors to rear. Radiator. Laminate floor. Utility cupboard with space for washing machine.

### **Cloakroom**

Low level WC. Wash hand basin. Extractor. Local tiling.

## **First Floor**

### **Landing**

Access to loft.

## **Bedroom One**

11' 2" x 10' 0" (3.40m x 3.05m) Double glazed window to front. Radiator.

## **Bedroom Two**

10' 0" x 9' 10" (3.05m x 3.00m) Double glazed window to rear. Radiator. Airing cupboard housing new boiler and cylinder.

## **Bedroom Three**

7' 0" x 6' 10" (2.13m x 2.08m) Double glazed window to front. Radiator.

## **Bathroom**

Double glazed window to rear. New white suite of concealed low level WC and vanity hand basin unit. Panelled bath with shower unit. Chrome towel rail. Fully tiled. Downlighting.

## **Exterior**

### **Front Garden**

Laid to lawn with shrub beds.

### **Rear Garden**

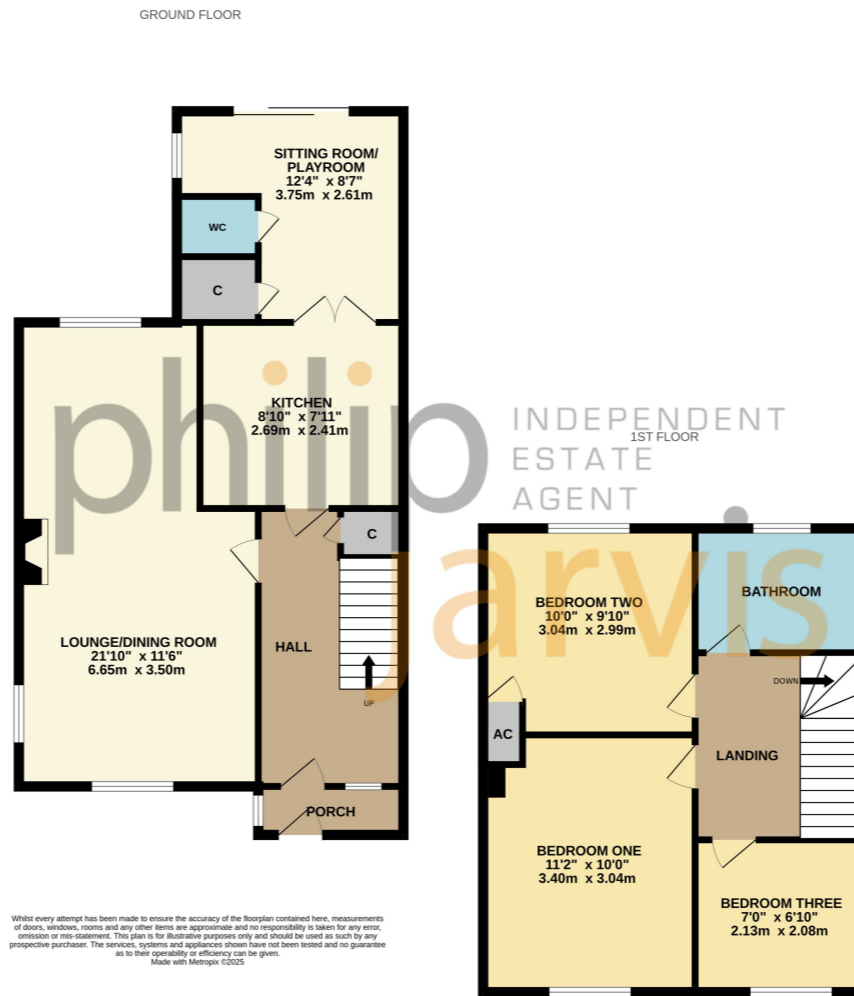
Approximately 60ft in length. Laid to lawn with patio area. Mature shrubs and trees. Pedestrian access to the rear of Honywood Road.

### **Parking**

Long brick block driveway leading to garage. Maximum width of driveway is 7ft to side of house.

### **Garage**

Up and over door. Door to side. Power and lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>64</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

