



**philip
jarvis**
INDEPENDENT
ESTATE
AGENT



15 Young Lane, Harrietsham, Maidstone, Kent. ME17 1GT.

£375,000 Freehold

Property Summary

"I am so impressed with the presentation of this home, the current owners really have taken care of it". - Sam Newman, Marketing Consultant.

Philip Jarvis Estate Agent are proud to be marketing this modern three bedroom semi-detached home built by Crest Nicholson approximately eight years ago.



Positioned on the popular Chantry Green development in Harrietsham, this particularly well presented house certainly warrants an early viewing.

To the downstairs there is a kitchen/diner with an attractive bay window, looking out over the front. The lounge has a spacious feel with double doors leading out onto the garden. The ground floor concludes with a useful cloakroom.

Upstairs, the main bedroom boasts a double fitted wardrobe and ensuite shower room. There are also two further well proportioned bedrooms and family bathroom.

Externally, there is a carport to the side of the house suitable for parking two vehicles along with a 7.5 kwh EV charging point. The rear 25ft enclosed garden has a balanced mix of patio, decking and lawned areas. Along with a useful shed with power.



Harrietsham is a popular village that boasts shops, a public house, primary school and churches. There are great commuter links with close access to the M20 as well as a mainline station to London Victoria.

Features

- Three Bedroom Semi Detached Home
- Kitchen/Diner & Living Room
- EV Charging Point
- Popular Chantry Green Development
- Council Tax Band D
- Ensuite To Master Bedroom With Fitted Wardrobes
- Carport To Side For Two Cars
- Remainder OF NHBC Warranty
- EPC Rating: B

Ground Floor

Front Door To

Hallway

Thermostat. Amtico flooring. Cupboard housing BT point. Consumer unit. Radiator.

Kitchen/Diner

17' 5" x 8' 0" (5.31m x 2.44m) Double glazed bay window to front. Range of base and wall units. One and half bowl sink unit with drainer. Space for washing machine. Integrated fridge/freezer, Bosch oven and electric hob. Extractor over with light. Integrated dishwasher. Localised tiling. Downlighters. Recess lighting. Amtico flooring. Extractor.

Lounge

15' 4" x 14' 10" (4.67m x 4.52m) Double glazed window to rear. Double doors to garden. Camaro luxury vinyl. TV point. Cupboard. Radiator.

Cloakroom

Double glazed obscured window to front. Radiator. Low level WC. Sink. Localised tiling. Amtico flooring. Recess lighting. Extractor.

First Floor

Landing

Fitted carpet. Cupboard housing Potterton combination boiler and shelved. Loft hatch.

Bedroom One

14' 1" x 8' 4" (4.29m x 2.54m) Double glazed window to rear. Radiator. Thermostat. Fitted carpet. Built in wardrobe. Recess lighting. TV point.

Ensuite

Modern suite comprising low level WC, rectangular sink and shower. Localised tiling. Vinyl flooring. Chrome heated towel rail. Recess lighting. Extractor. Shaver point.

Bedroom Two

13' 8" x 8' 4" (4.17m x 2.54m) Double glazed window to front. Radiator. Fitted carpet.

Bedroom Three

10' 1" x 6' 7" (3.07m x 2.01m) Double glazed window to rear. Radiator. Fitted carpet.

Bathroom

Double glazed obscured window to front. Modern suite comprising of low level WC, floating sink, panel bath with shower attachment and screen. Localised tiling. Vinyl flooring. Recess lighting. Extractor. Shaving point. Chrome heated towel rail.

Exterior

Front Garden

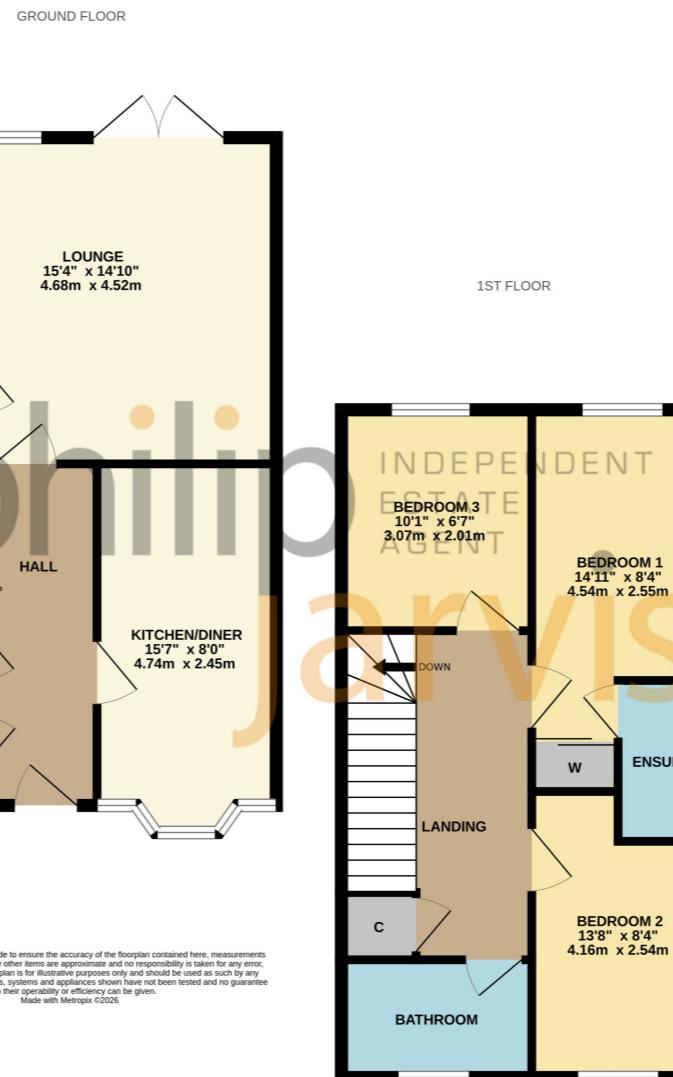
Path to front door. Decorative area with bark. Grass area.

Rear Garden

Patio area fully enclosed from back door. Lawned area. Large decking area. Outside light. Power. Water tap. Shed with power.

Driveway

With carport. Suitable for two vehicles. EV charging point (Podpoint 7kwh). Gate for pedestrian access to rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Viewing Strictly By Appointment With



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.

