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## 22 Old School Close, Lenham, Kent. ME17 2HD.

£239,995 Freehold

### Property Summary

"It is so rare for a home like this come to the market. It is ideal for an investor or first time buyer". - Matthew Gilbert, Branch Manager.

Presenting to the market this incredibly well presented house located in a popular cul-de-sac within the village of Lenham.

The property comprises of a large open plan kitchen and living space with stairs leading to the first floor. where you will find a double bedroom and a bathroom.

Externally there are both front and side garden as well as a driveway.

Located in Lenham village the property is within walking stance to the mainline railway station, primary and secondary school as well as the thriving village square with its wide range of shops, restaurants and amenities.

Please book a viewing at your earliest convenience to avoid disappointment.

### Features

- One Bedroom Semi Detached House
- Newly Fitted Kitchen
- Double Glazed & Gas Central Heating
- Well Presented Throughout
- EPC Rating: TBC
- No Forward Chain
- Popular Cul-De-Sac Location
- Driveway
- Council Tax Band B

## Ground Floor

### Entrance Door To:

### Living Area

16' 6" x 12' 10" to understairs space (5.03m x 3.91m). Double glazed window to front. Radiator. Stairs to first floor. Understairs space. Cupboard.

### Kitchen Area

Two double glazed windows to side. Newly fitted range of base and wall units. Sink and drainer. Induction hob with extractor. Electric oven. Slimline dishwasher and washing machine. Space for tall fridge/freezer. Stone worktop. Feature tall radiator.

## First Floor

### Landing

Access to loft. Cupboard with radiator.

### Bedroom

11' 7" x 9' 4" (3.53m x 2.84m). Two windows to front. Radiator. Cupboard over stairs.

### Bathroom

Two frosted windows to side. White suite of low level WC, pedestal hand basin and offset panelled bath with separate shower unit and screen. Feature radiator with towel rail. Attractive tiling. Recess lighting. Extractor. Feature wall lighting.

## Exterior

### Front Garden

Laid to lawn with path to front door. Bushes and shrubs to borders. Outside light.

### Rear Garden

Enclosed garden area to one side of the property accessed via a gate. Garden shed to remain.

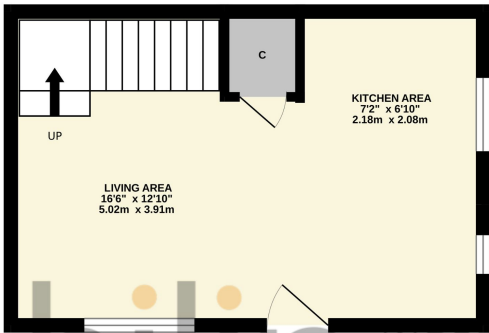
### Parking

There is a parking space found to the front of the property.

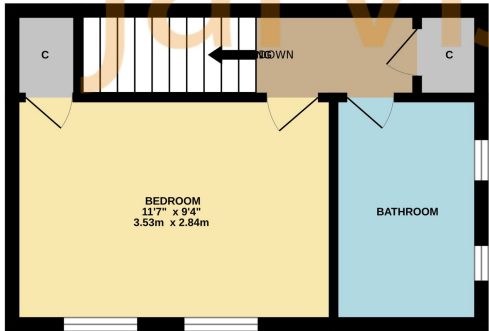




GROUND FLOOR



1ST FLOOR



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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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.

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