



philip  
INDEPENDENT  
ESTATE  
AGENT  
Jarvis



## 2 Lenmead, Harrietsham, Maidstone, Kent. ME17 1FA.

£450,000 Freehold

### Property Summary

"I was blown away by the overall size of the bungalow. Especially the high ceilings throughout". - Sam Newman, Senior Sales Executive.

Presenting to the market is this spacious three bedroom detached bungalow found within the Lenmead Development in Harrietsham. The property has been designed with access in mind with the large hallways, doorways and level ground floor living.

Upon entering the property you are greeted with a large hallway, which allows access to all of the rooms in the bungalow. The large dual aspect lounge, with its gas fire and decorative fireplace can be used as dining space as well as a living room. There is a well equipped kitchen and off from the kitchen you find the most pleasant garden room, enjoying views over the rear garden.

Furthermore there are three well proportioned bedrooms, the master bedroom boasts an ensuite shower room. The property concludes with a modern bathroom suite.

Externally, the property is found in the corner of the development. There is a private front garden, large sunny aspect rear garden and a most useful side garden which is currently used to keep the shed and greenhouse. There is also a garage en bloc, plus an additional parking space.

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 railway station to London Victoria.

This bungalow is being sold with no forward chain so please arrange a viewing today to avoid disappointment.

### Features

- Detached Three Bedroom Bungalow
- Sunny Aspect Garden
- Ensuite To Master Bedroom
- No Forward Chain
- EPC Rating: D
- Garden Room
- Garage & Parking
- Popular Harrietsham Location
- Council Tax Band E

**Ground Floor**

**Front Door Leads Into**

**Hallway**

Double glazed window to side. Three radiators. Cupboard housing consumer unit. Fitted carpet. Loft hatch.

**Lounge/Diner**

19' 8" x 14' 10" (5.99m x 4.52m) Double glazed window to front and rear. Double glazed doors from hallway. Two radiators. TV point. Gas fire and decorative fireplace. Fitted carpet. Internal window. Opening to

**Garden Room**

1' 5" x 12' 0" (0.43m x 3.66m) Two sets of double doors onto garden. Glass roof. Vinyl flooring. Two radiators. Doors into

**Kitchen**

15' 9" x 11' 3" (4.80m x 3.43m) Double glazed window to rear. Range of shaker style base and wall units. One and a half stainless steel sink. Integrated Bosch washing machine, Integrated NEFF dishwasher, integrated Neff fridge/freezer. Neff electric oven and gas hob. Neff extractor with light. Under counter lighting and recess lighting. Cupboard housing Alpha gas boiler. Localised tiling. Vinyl flooring.

**Bedroom One**

16' 6" x 10' 10" (5.03m x 3.30m) Double glazed window to side. Radiator. Fitted carpet. Built in wardrobes. TV point. BT point.

**Ensuite**

Suite comprising of low level WC, pedestal sink and shower. Heated towel rail. Localised tiling. Tiled floor. Shaver point. Extractor. Recess lighting.

**Bedroom Two**

14' 3" x 8' 5" (4.34m x 2.57m) Double glazed window to side. Radiator. Built in cupboard. Fitted carpet.

**Bedroom Three**

14' 3" x 5' 3" (4.34m x 1.60m) Double glazed window to side. Radiator. Built in wardrobes. Fitted carpet.

**Bathroom**

Double glazed obscured window to side. Modern suite comprising of low level WC, sink with vanity unit which continues along one wall, panelled bath with shower attachment. Heated towel rail. Mirrored wall unit. Vinyl flooring. Extractor and recess lighting. Shaver point.

**Exterior**

**Front Garden**

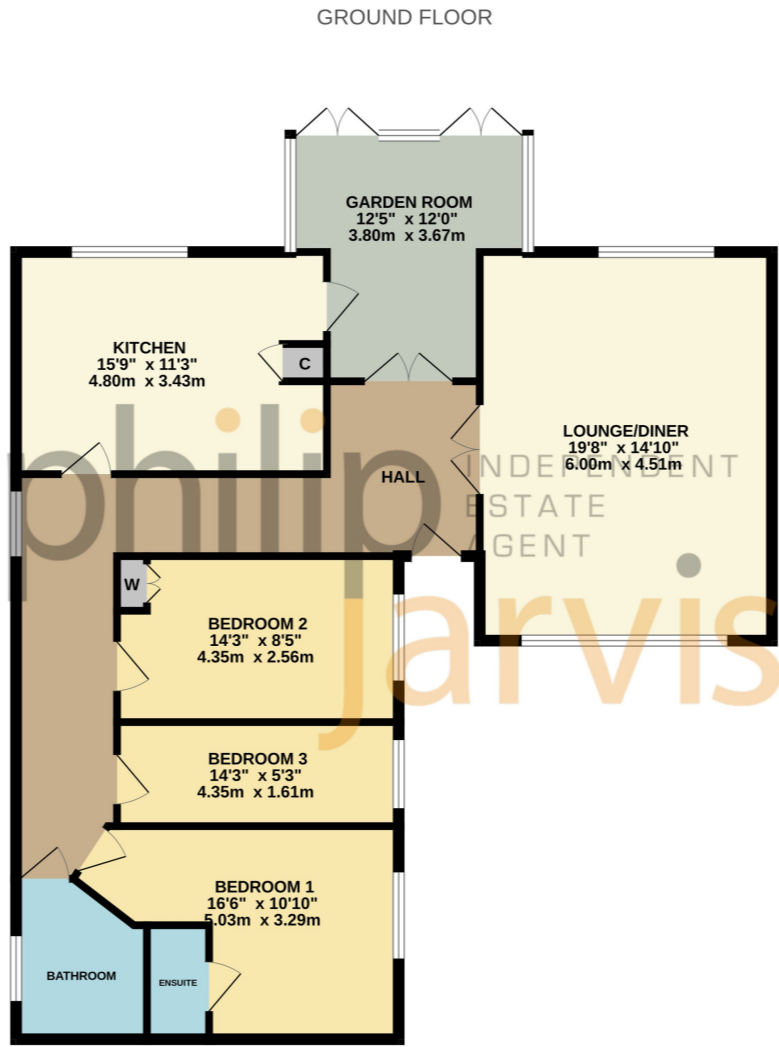
Path leading to front door. Lawned. Hedged boarder. Balanced mix of shrubs and hedging. Lighting.

**Rear Garden**

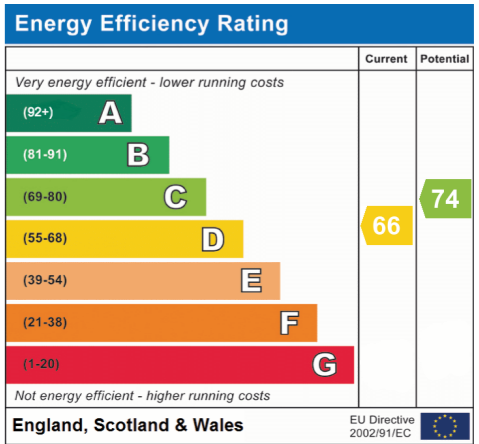
Enclosed rear garden with patio area off garden room. Mainly laid to lawn. Decorative borders with flowers, shrubs and hedges. Side pedestrian access with gate on both sides. Greenhouse and shed with power. Lighting. Water tap. Electric point. Water butt.

**Garage**

Garage en bloc and one additional parking space.



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.  
Made with Metropix ©2025



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.

