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ESTATE AGENT
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32 Douglas Road, Lenham, Kent. ME17 2QP.

£310,000 Freehold

Property Summary

"I love the feel of this well presented family home. It is so light and has such smart decoration throughout."

Presenting to the market this fabulous mid terrace home located within walking distance to Lenham Village Square. The property comprises of an entrance hall, open lounge diner, kitchen, utility room and WC to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom.

To the front there is a lawned garden whilst to the rear there is a superb paved patio garden that offers a westerly aspect to enjoy.

Located in the middle of Lenham village, this home is within close proximity of everything the village has to offer which includes a wide range of shops, amenities and restaurants. There are also great commuter links with the regular 10X bus, mainline railway station and access to the M20 via Leeds Castle just a short distance away.

Please contact us to book a viewing without delay.

Features

- 3 Bedroom Mid Terrace House
- Downstairs WC
- Close Proximity To Village Centre
- Incredibly Well Presented
- Council Tax Band C
- Double Glazing & Gas Central Heating
- Cul De Sac Location
- Utility Room
- Energy Efficiency Rating: D

Ground Floor

Front Door To Hall

Radiator. Stairs to first floor with built in storage cupboard. BT point. Cupboard housing wall mounted boiler and thermostat.

Downstairs WC

Double glazed obscured window to front. Chrome towel rail. Suite comprising of low level WC and wash hand basin. Localised tiling.

Lounge/Diner

7.85m x 3.35m (25' 9" x 11') Double glazed window to front. Double glazed French door to rear. Radiator x2. TV point. Wall lights.

Kitchen

10' 0" x 8' 8"(3.039m x 2.645m) Double glazed window to rear. Door to rear lobby/utility. Range of wall and base units with under cupboard lighting. Integrated fridge freezer. Integrated dishwasher. Electric oven with gas hob and extractor over. Space for washing machine. Localised tiling.

Rear Lobby/Utility

9' 2" x 4' 8" (2.803m x 1.421m) Double glazed window to side. Door to rear. Space for washing machine and separate tumble dryer. Worktop area.

First Floor

Stairs To First Floor Landing

Hatch to loft access. Smoke alarm. Cupboard housing water tank and storage.

Bedroom One

4.01m x 2.97m (13' 2" x 9' 9") Double glazed window to front. Radiator. Built in double wardrobes.

Bedroom Two

3.10m x 2.97m (10' 2" x 9' 9") Double glazed window to rear. Radiator. BT point.

Bedroom Three

3.07m x 2.24m (10' 1" x 7' 4") Double glazed window to front. Radiator. BT point. Storage cupboard.

Bathroom

Double glazed obscured window to rear. Chrome heated towel radiator. Partly tiled walls. Suite comprising of low level WC, wash hand basin, P shaped bath with shower attachment and glass screen. Shaver point. Extractor.

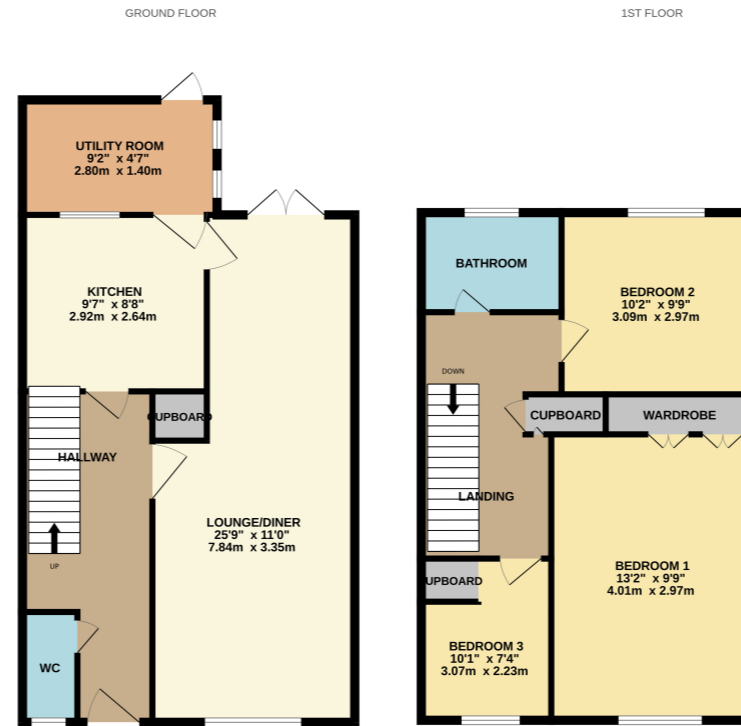
Exterior

Front

Mainly laid to lawn with shrubs and plants to borders. Concrete path to front door.

Rear

Extensive paved patio area. Raised brick border. Outside light. Pedestrian rear access.



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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.

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