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10 School Lane, Platts Heath, Kent. ME17 2NU.

Guide Price £400,000 Freehold

Property Summary

"I was so impressed by the landscaped rear garden that enjoys a really sunny aspect. Added to this there is a true airy feel to this home". - Sam Nemwan, Marketing Consultant.

****GUIDE PRICE OF £400,000-£425,000****

A well proportioned three bedroom detached home found in ever popular Platts Heath. Presented, in our opinion, to a particularly high standard, the property benefits from a contemporary fitted kitchen and modern bathroom.

The accommodation is arranged with a through lounge/diner leading to the kitchen area. There is also a cloakroom downstairs.

Upstairs there are the three bedrooms. There are built in wardrobes in both bedroom one and two. Upstairs concludes with the family bathroom.

To the side of the house is a driveway leading to the garage and an additional shingled parking area to the front of the property. To the rear is an enclosed 35ft landscaped garden with a decking area and beautiful pergola. There are steps up to the main body of the garden with raised beds.

Platts Heath is found between the larger villages of Lenham and Headcorn. There is a primary school in the village. Lenham and Headcorn both boast a wide range of amenities to include shops and railway stations with access to London Victoria from Lenham and London Bridge from Headcorn. The M20 motorway is accessed a short distance away at junction eight.

Features

- Guide Price of £400,000-£425,000
- Landscaped Garden
- Presented To A High Standard
- Popular Village Location
- Downstairs Cloakroom
- EPC Rating: D
- Three Bedroom Detached Home
- Oil Central Heating
- Garage & Driveway
- Modern Kitchen & Bathroom
- Council Tax Band D

Ground Floor

Front Door To:

Hall

Stairs to first floor. Radiator. Vinyl plank flooring.

Lounge/Diner

26' 0" x 10' 4" narrowing to 6' 9" (7.92m x 3.15m) Double glazed window to front with shutters. Double glazed French doors to rear. Radiator. Feature electric fireplace with surround. Recess lighting. Vinyl plank flooring. Leads through to

Kitchen

14' 8" narrowing to 7' 1" x 10' 0" (2.16m x 3.05m) Double glazed window to rear. Double glazed door to side access. Fitted kitchen to include base and wall units. Electric oven and hob with extractor over. Integrated fridge/freezer. Integrated dishwasher & washing machine. Space for tumble dryer. Small cupboard. Feature vertical radiator. Vinyl plank flooring. Recess lighting.

Cloakroom

Double glazed frosted window to side. Low level WC and corner wash hand basin. Chrome heated towel rail. Fully tiled walls. Recess lighting.

First Floor

Landing

Double glazed window to side. Radiator. Storage cupboard. Fitted carpets.

Bedroom One

13' 6" x 10' 6" (4.11m x 3.21m) Double glazed window to rear. Radiator. Built in double wardrobe. Airing cupboard. Fitted carpets.

Bedroom Two

10' 6" into doorwell x 9' 11" (3.20m x 3.02m) Double glazed window to front. Single built in wardrobe. Radiator. Hatch to loft access. Fitted carpets.

Bedroom Three

7' 11" x 6' 11" (2.41m x 2.12m) Double glazed window to side. Radiator. Small recess. Recess lighting. Fitted carpets.

Bathroom

Double glazed frosted window to side. Suite comprising of low level WC, vanity wash hand basin and offset panelled bath with separate Aqualisa shower and glass screen. White heated towel rail. Fully tiled walls. Vinyl plank flooring. Recess lighting.

Exterior

Front

Shingled area to side with raised bed to border. Gate to one side of the property. Covered passage way between the house and the garage.

Rear Garden

Approximately 35ft in length. Split level landscaped garden. Decked area with steps up to area laid to lawn. Raised beds. Oil boiler. Pergola to remain. Wendy house to remain. Power points.

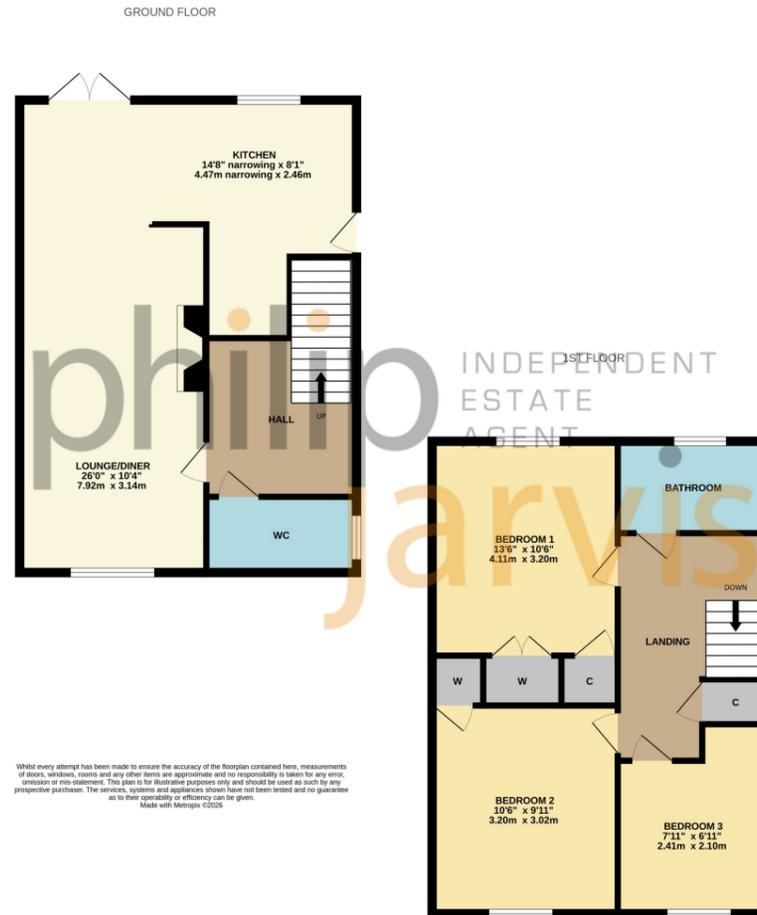
Parking

Driveway to the side of the house leading to the garage. Further shingled parking area to the front of the property.

Garage

Up and over garage door. Power and light. Pedestrian door to rear.

The current owners use this as a office space.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A	81	
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

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