



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



45 High Street, Lenham, Maidstone, Kent. ME17 2QB.

£315,000 Freehold

## Property Summary

"There is just so much potential on offer with this gorgeous Edwardian home. It is the first time in its history it been available to the open market" - Matthew Gilbert, Branch Manager.

Book now to view this superb character cottage located in walking distance to the popular village square of Lenham. There is some wonderful history attached to this home in that it was built in 1907 by the owners Grandfather and has remained within the family ever since.

In need of major refurbishment throughout you could really put your own mark on this dwelling.

The property comprises of a feature porch, entrance hall, kitchen with rear lobby, dining room and lounge. To the first floor there are two double bedrooms, a family bathroom and a separate shower room.

Externally there are both front and rear gardens as well as the long driveway for two vehicles.

Lenham is an incredibly popular village with excellent commuter links to London as well as a thriving community with various groups and clubs as well as the bustling square with its wide range of shops, pubs and other amenities.

## Features

- Two Bedroom Semi Detached Edwardian Home
- Private Driveway
- Village Location
- EPC Rating: TBC
- Two Bathrooms
- Full Updating Required
- No Forward Chain
- Council Tax Band D

## **Ground Floor**

### **Front Door To**

#### **Porch**

Windows to front and both sides. Exposed brickwork.

#### **Hall**

Stairs to first floor. Electric radiator. Cupboard housing electric meter and consumer unit.

#### **Kitchen**

Window to side. Base units. One wall cabinet. Space for gas cooker. Sink with drainer. Localised tiling. Gas meter. Storage cupboard. Serving hatch.

#### **Dining Room**

Sash window to rear. Panelled walls with built in shelving and cupboards. Gas fireplace.

#### **Lounge**

Bay sash window to front. Door to hall. Feature wall panelling with shelving unit. Gas fireplace.

#### **Rear Lobby**

Door to rear access. Space for white goods. Door to

#### **Cloakroom**

Window to rear. Low level WC and corner hand basin. Splash back tiling.

## **First Floor**

### **Landing**

#### **Bedroom One**

Two sash windows to front. Feature fireplace. Built in wardrobe.

#### **Bedroom Two**

Sash window to rear.

#### **Bathroom**

Obscured sash window to side. Cupboard housing water heater. Wood panelled walls. Suite comprising of low level WC, wash hand basin, bath and bidet.

#### **Shower Room**

Obscured window to front. Fully tiled walls, Hatch to loft access. Wash hand basin and corner shower cubicle. Wall mounted gas boiler.

### **Exterior**

#### **Front Garden**

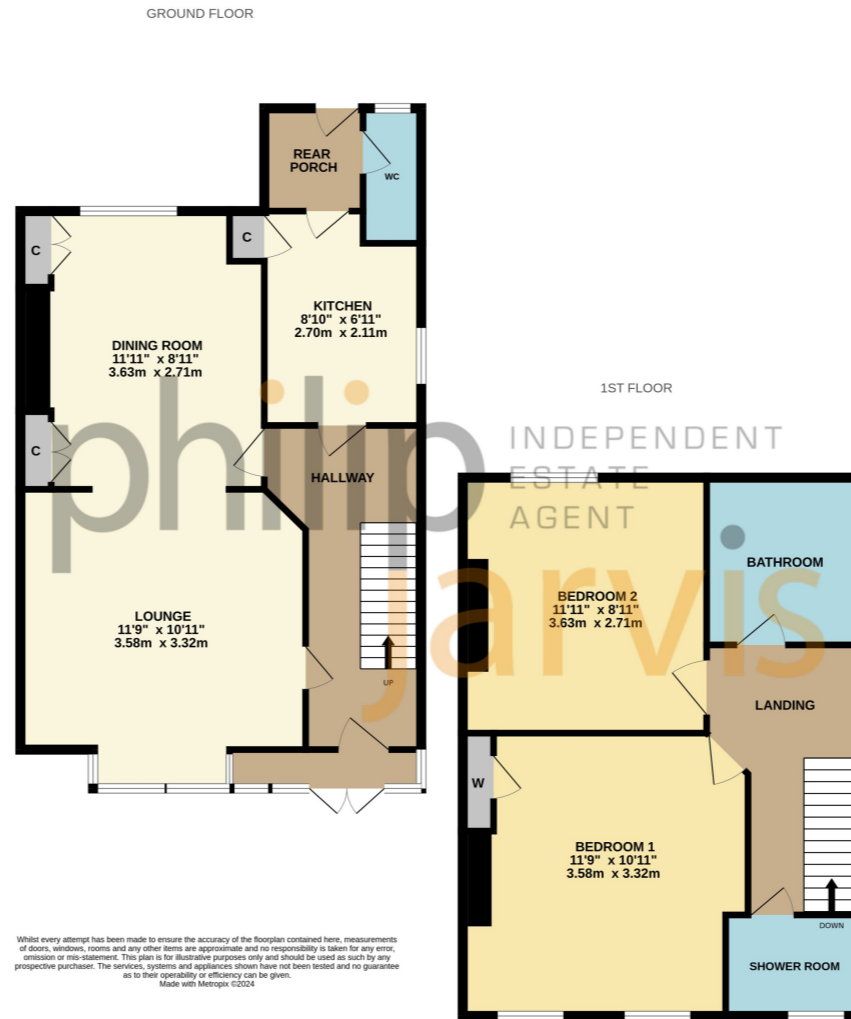
Tiled pathway to front door. Front brick border wall. Slated border to front.

#### **Parking**

Driveway for several vehicles with covered carport section.

#### **Rear Garden**

Mainly laid to lawn. Hard standing area. Paved pathway leading to shed. Shrub and plants to borders.



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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