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philip INDEPENDENT
ESTATE AGENT
Jarvis



10 Hatch Road, Lenham, Maidstone, Kent. ME17 2HL.

£399,995

Property Summary

"I love the extension to this home. It is so well thought out, the space is just fantastic". - Matthew Gilbert, Branch Manager.

Available to the market is this exceptional four bedroom semi detached home located in a sought after location within Lenham village.

The property to the ground floor comprises of an entrance porch, dining area, lounge, large kitchen/dining room, utility room, bathroom and fourth bedroom.

To the first floor there are three bedrooms and a shower room.

Externally to the front there is a large brick block paved driveway, whilst to the rear there is smart enclosed garden with a useful workshop and pergola.

Lenham village is incredibly popular with a wide range of shops and amenities. As well as great access to the county town of Kent, Maidstone. The village also offers a mainline railway station to London and easy access to the M20 via junction eight at Leeds Castle off the A20.

This well proportioned home really needs to be seen to appreciate everything on offer.

Features

- Four Bedroom Semi-Detached Home
- Heavily Extended
- Two Bathrooms
- Utility Room
- Cul-De-Sac Location
- Log Burner
- Incredibly Well Presented
- EPC Rating: D
- Council Tax Band C

Ground Floor

Front Door To

Porch

Radiator. Coat hooks.

Dining Hall

12' 9" x 11' 9" (3.89m x 3.58m) Double glazed window to front. Stairs to first floor. Radiator. Feature log burner with brick surround. Shelving and cupboard area with log store. BT point.

Lounge Area

13' 1" x 12' 6" (3.99m x 3.81m) Radiator. TV point. Storage cupboard. Separate storage cupboard.

Kitchen/Breakfast Room

22' 1" x 8' 11" (6.73m x 2.72m) Double glazed window to rear. Double glazed French doors to rear. Sky lantern. Range of base and wall units. Localised tiling. Sink and drainer. Integrated dishwasher. Space for American style fridge/freezer. Space for range gas cooker with extractor over. Breakfast bar recessed shelving. Radiator.

Utility Room

Double glazed window to side. Radiator. Range and base and wall unit. Space for washing machine and tumble dryer.

Bedroom Four

9' 10" x 7' 3" (3.00m x 2.21m) Double glazed window to front. Radiator. Tv point. Shelving.

Bathroom

Double glazed frosted window to side. Extractor. Fully tiled walls. Radiator. Suite comprising of low level concealed WC, wash hand basin and panelled bath with shower head attachment.

First Floor

Landing

Double glazed obscured window to side. Hatch to loft access. Thermostat. Cupboard housing has boiler and shelving.

Bedroom One

12' 4" x 9' 11" (3.76m x 3.02m) Double glazed window to rear. Radiator.

Bedroom Two

9' 11" x 8' 4" (3.02m x 2.54m) Double glazed window to front. Radiator.

Bedroom Three

7' 2" x 6' 9" (2.18m x 2.06m) Double glazed window to front. Radiator.

Shower Room

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin and corner shower cubicle. Fully tiled walls. Chrome towel rail.

Exterior

Front Garden

Hedging border to one side. External lights. Side access.

Parking

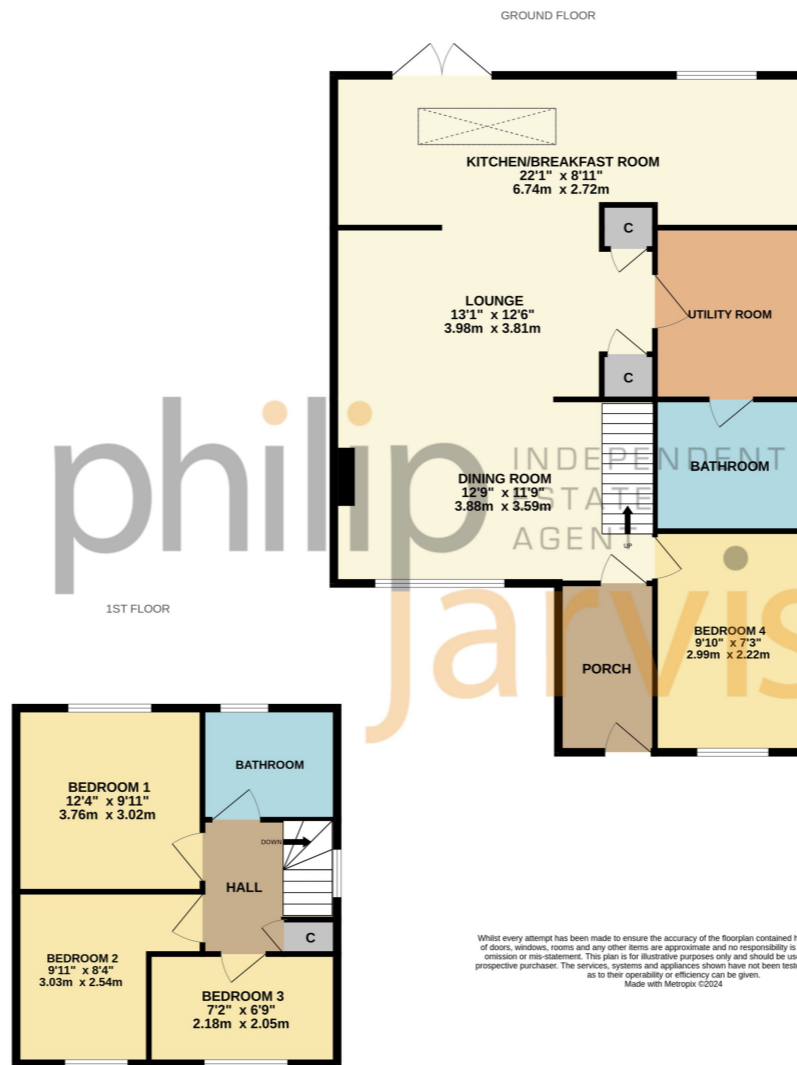
Brick block paved driveway for multiple vehicles.

Rear Garden

Mainly laid to lawn. Paved patio area and pathway. Raised brick vegetable garden. Outside tap. Outside light. Side access. Power point.

Workshop

Power and light. Water supply. Shelving. Pergola area with raised beds.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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 contract, 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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