



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



**27 Ham Lane, Lenham, Kent. ME17 2LL.**

**Guide Price £500,000 Freehold**

## Property Summary

**\*\*GUIDE PRICE OF £500,000-£525,000\*\***

"This home has a wonderful feel. All of the rooms are so well proportioned and presented so nicely". - Matthew Gilbert, Branch Manager

Located on the edge of Lenham village is this incredibly well presented detached family home offering four bedroom and multiple reception rooms.

The property consists of an entrance hall, kitchen/breakfast room, utility room, WC, lounge/diner and study. To the first floor there is a master bedroom with built in wardrobes and a well proportioned ensuite. There are also three further bedrooms and a family bathroom.

Externally to the front there is a lawned garden area and a brick block driveway for several vehicles. To the rear of the property there is a generous garden with a patio and decking area.

Lenham is an extremely well served village with its vibrant square offering a wide range of shops and amenities. There are also the benefits of a doctors surgery, primary and secondary school as well as a mainline railway to London Victoria. There is also great motorway access found nearby at junction 8 by Leeds Castle.

This stunning home really needs to be seen so please book a viewing to avoid disappointment.

## Features

- Stunning Four Detached Home
- Utility Room
- Ample Off Road Parking
- EPC Rating: C
- Ensuite To Master Bedroom
- Kitchen/Breakfast Room
- Popular Village Location
- Council Tax Band E

## **Ground Floor**

### **Front Door To**

### **Hall**

Double glazed windows to front. Double glazed window to side. Radiator. Stairs to first floor.

### **Lounge/Dining Room**

Double glazed window to front. Double glazed window and French doors to rear. TV point. Open feature fireplace. Wall lights. Two radiators.

### **Kitchen/Breakfast Room**

Two double glazed windows to rear. Double glazed door to rear access. Range of base and wall units. Sink and drainer. Integrated dishwasher. Space for range with stainless steel splash back and extractor. Built in cupboard. Kitchen with stone worktop and storage. Breakfast seating area. Space for American style fridge/freezer.

### **Study**

Double glazed window to front. radiator. BT point. Consumer unit.

### **Rear Hallway**

### **Utility Room**

Window to side. Range of base and wall units with sink and drainer. Wall mounted gas boiler. Space for washing machine and tumble dryer. Extractor.

### **WC**

Window to side. Radiator. Extractor. Low level WC and wash hand basin with splash back tiling.

## **First Floor**

### **Landing**

Hatch to loft access.

## **Bedroom One**

Double glazed window to front. Radiator. Built in sliding wardrobes.

### **Ensuite**

Double glazed window to front. Chrome heated towel rail. Extractor. Suite to include low level WC, wash hand basin with feature shelving and separate walk in double shower cubicle with localised tiling.

### **Bedroom Two**

Double glazed window to rear. Radiator.

### **Bedroom Three**

Double glazed window to front. Radiator.

### **Bedroom Four**

Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed obscured window to rear. Chrome heated towel rail. Suite comprising of low level WC, wash hand basin and panelled bath with glass screen and separate double headed shower attachment.

### **Exterior**

#### **Front Garden**

Trees to one side and lawned area with covered porch to front door. Side access. Outside light.

#### **Parking**

Brick block driveway for several vehicles.

#### **Rear Garden**

Mainly laid to lawn. Shrubs, plants and trees to borders. Paved patio area. Raised decking area with pergola. Two sheds to remain. Outside tap.



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 ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

