



philip INDEPENDENT
ESTATE AGENT
Jarvis



24 Ham Lane, Lenham, Kent. ME17 2LL.

£425,000 Freehold

Property Summary

"There are not too many detached houses in Lenham and this three bedroom home certainly does not disappoint"- Philip Jarvis, Director.

A three bedroom detached house found within walking distance of the village centre, local schools and railway station.

The current owners have lived in this house for over twenty years and have thoughtfully cared and maintained their property creating a most comfortable home.

Downstairs there is a large living room with wood burning stove. This leads through to the dining room and fitted kitchen. There is also a useful cloakroom.

Upstairs there are the three bedrooms and bathroom. Added to this the property has double glazing and gas central heating.

Outside to the front is a driveway leading to the garage. The attractive rear garden measures approximately 40ft and is laid to lawn with two patio areas.

An early viewing comes most recommended to fully appreciate everything this property has to offer.

Lenham is a most popular village found between the county town of Maidstone and market town of Ashford. There are a wide range of amenities in the village including schools and a railway station. There is good access to the M20 motorway approximately five miles away at Leeds village.

Features

- Three Bedroom Detached House
- Two Separate Reception Rooms
- Double Glazing & Gas Central Heating
- Attractive 40ft Rear Garden
- Council Tax Band D
- Popular Village Location
- Fitted Kitchen & Cloakroom
- Garage & Driveway To Side
- Walking Distance of Schools & Railway Station
- EPC Rating: D

Ground Floor

Entrance Door To

Lobby

Double glazed frosted window to side. Door to living room and cloakroom.

Cloakroom

Double glazed frosted window to side. Low level WC. Hand basin with double cupboard underneath. Radiator.

Living Room

17' 6" max narrowing to 14' 4" x 12' 5" max (5.33m x 4.37m x 3.78m) Double glazed window to front. Stairs to first floor with small understairs cupboard. Wood burning stove. Two radiators. Leads through to

Dining Room

11' 0" x 10' 0" (3.35m x 3.05m) Window to rear. Radiator.

Kitchen

11' 10" x 7' 1" (3.61m x 2.16m) Double glazed window to rear. Stable door to side of property. Range of base and wall units. Stainless steel one and a half bowl sink unit. Stoves double electric oven. Stainless steel four ring gas hob with extractor hood over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer.

First Floor

Landing

Double glazed frosted window to side. Cupboard housing boiler.

Bedroom One

13' 9" x 10' 0" (4.19m x 3.05m) Double glazed window to front. Radiator.

Bedroom Two

10' 0" x 10' 0" (3.05m x 3.05m) Double glazed window to rear. Radiator.

Bedroom Three

9' 10" max x 7' 3" max (3.00m x 2.21m) Double glazed window to front. Radiator. Cupboard overstairs.

Bathroom

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Chrome towel rail. Part tiled walls. Downlighting.

Exterior

Front Garden

Laid to lawn with hedging to two sides. Shrub beds.

Garage

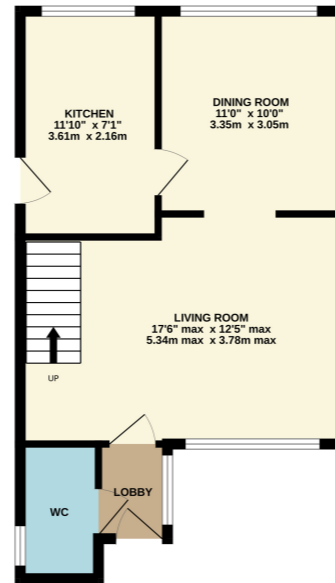
Driveway leading to garage. Up and over door. Pedestrian door to rear.

Rear Garden

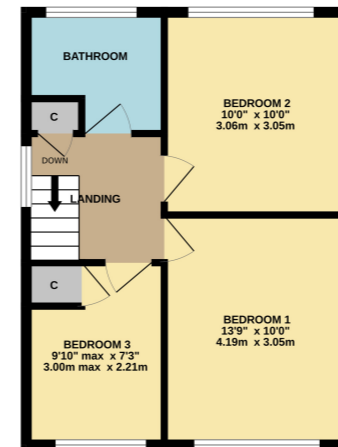
Approximately 40ft in length. Patio area adjacent to house. Further stone patio area to the bottom of garden. Shed. Conifer hedge. Garden shed. Side access.



GROUND FLOOR



1ST FLOOR



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 Metrepro 12/2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(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

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.



Viewing Strictly By Appointment With