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**23 Hook Lane, Harrietsham, Maidstone, Kent. ME17 1JN.**

**£395,000 Freehold**

## Property Summary

"This cottage is so deceptively large. I love the rear garden with its beautiful planted olive trees". - Matthew Gilbert, Senior Branch Manager.

Presenting to the market this delightfully presented three bedroom mid terraced home located within Harrietsham village centre.

This property is arranged to include a lobby area with a large lounge and downstairs WC. There is also a welcoming open plan kitchen/diner with large double doors that reach out to the well presented cottage style garden that benefits from a sunny aspect.

Upstairs there is a master bedroom with an ensuite shower room, two further double bedrooms and a family bathroom .

Externally this home also has the huge advantage of a shared secure electric gated driveway that leads to a bike shed and private allocated parking for two vehicles.

This home is conveniently located to be within walking distance of the village amenities which include the primary school, public house and convenience shops. There are also great commuter links with Harrietsham having its own mainline railway station to London Victoria and easy access to the M20 found via junction eight at Leeds.

Available to the market with no forward chain this property really needs to be seen so please book a viewing to avoid disappointment.

## Features

- Three Bedroom Mid Terrace Cottage
- Downstairs WC
- Incredibly Well Presented
- Village Centre Location
- Council Tax Band D
- Ensuite To Master Bedroom
- Secure Electric Gated Parking
- No Forward Chain
- EPC Rating: TBC

**Ground Floor**

**Front Door To**

**Lounge**

21' 6" x 14' 11" (6.55m x 4.55m) Stairs to first floor landing. Double glazed window to front. TV & BT point. Storage cupboard. Wall lights. Thermostat. Double doors to

**Kitchen/Dining Room**

15' 7" x 12' 6" (4.75m x 3.81m) Double glazed window to rear. Double glazed French doors to rear garden. Range of base and wall units. One and a half sink and drainer. Integrated double oven and electric hob with extractor above. Integrated washing machine, dishwasher and tall fridge/freezer. Cupboard housing combination gas boiler.

**Cloakroom**

Concealed low level WC and wash hand basin . Extractor. Consumer unit. Thermostat.

**First Floor**

**Landing**

Hatch to loft access. Storage cupboard with shelving. Thermostat.

**Bedroom One**

11' 1" x 9' 1" (3.38m x 2.77m) Double glazed window to front. Two sets of built in double wardrobes. Radiator. TV point. Storage cupboard door to

**Ensuite**

Chrome heated towel rail. Extractor. Suite comprising of low level WC, wash hand basin and double shower cubicle with retractable glass screen.

**Bedroom Two**

12' 6" x 8' 0" (3.81m x 2.44m) Double glazed window to rear. Radiator.

**Bedroom Three**

8' 8" x 7' 1" (2.64m x 2.16m) Double glazed window to rear. Radiator. TV point.

**Bathroom**

Suite comprising of concealed low level WC, wash hand basin with drawer and cupboard. Panelled bath with glass screen and shower attachment. Extractor. Shaver point. Chrome heated towel rail.

**Exterior**

**Front**

Paved footpath with steps leading to front door. Outside light. Shrub front border.

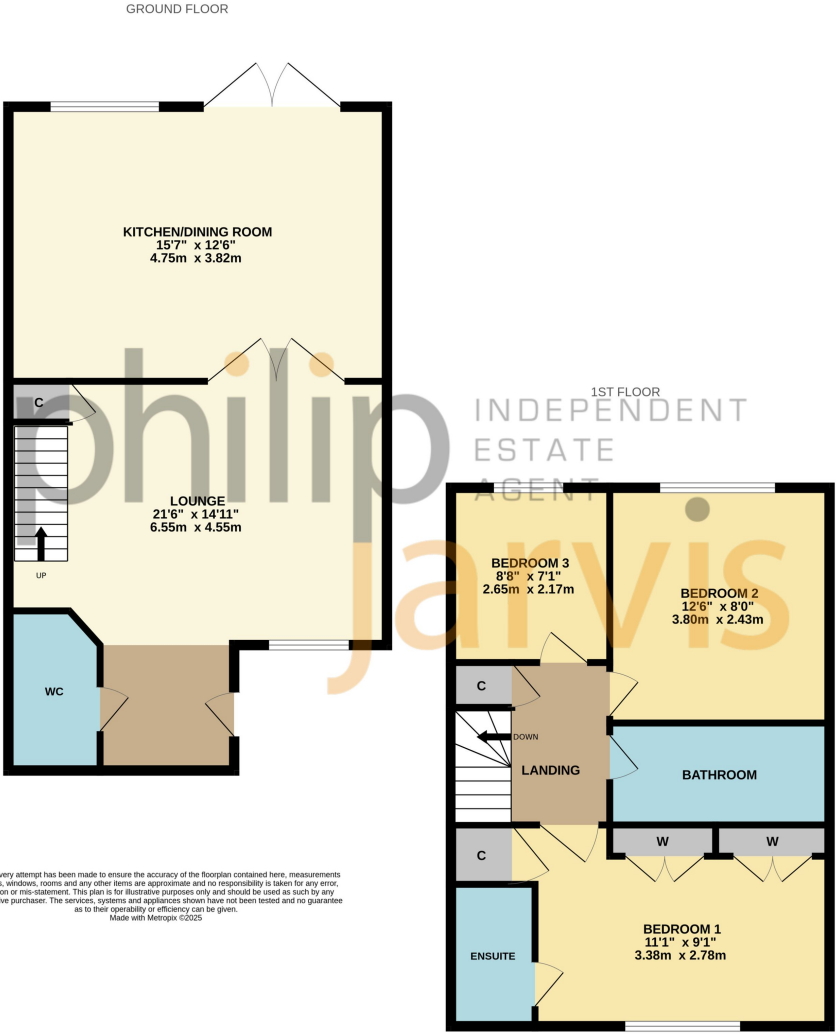
**Rear Garden**

Porcelain paved patio and footpath leading to rear access. Garden shed with stable door to remain. Lawned area with shrubs and trees to borders. Outside light. Outside electric power point.

**Parking**

Shared gated driveway leading to parking area with allocated parking for two vehicles lockable bike store.





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 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.

