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ESTATE
AGENT



21 Rivers Walk, Lenham, Maidstone, Kent. ME17 2JT.

Guide Price £300,000 Freehold

Property Summary

"I feel this is a great opportunity for a first time buyer to own in Lenham village". - Sam Newman, Marketing Consultant.

Presenting to the market is this three bedroom terraced home which is chain free. The property is located on the Cherry Tree Development in Lenham village.

Internally, the home is configured to include a reception porch, hallway, 23ft long lounge/diner, kitchen and conservatory. To the first floor are three bedrooms and a family shower room. The house benefits from UPVC double glazing and a modern combination gas boiler.

Externally, there are both front and rear courtyard gardens, to the rear is a large shed/workshop with power.

Lenham is a popular village with a warming community feel that offers a range of shops, public houses, restaurants and amenities to include schooling, dentist, pharmacy and doctors surgery. For commuting there is a mainline railway station to London and access to the M20 motorway is found at junction eight.

Please arrange a viewing today to appreciate everything this house has to offer.

Features

- Guide Price of £300,000-£310,000
- No Forward Chain
- Enclosed Rear Garden
- Council Tax Band C
- Three Bedroom Mid Terraced House
- Conservatory
- Cherry Tree Development
- EPC Rating: TBC

Ground Floor

Front Door To

Porch

Double glazed windows to front and side. Fitted carpet. Internal door to

Hallway

Radiator. Consumer unit. Understairs cupboard with shelving. Fitted carpet. BT point.

Kitchen

8' 6" x 8' 2" (2.59m x 2.49m) Double glazed window to rear. Range of base and wall units. One and a half bowl sink unit and drainer. Space for washing machine, slimline dishwasher and fridge. Localised tiling. Tiled floor.

Lounge/Diner

23' 7" x 11' 4" (7.19m x 3.45m) Double glazed window to front. Two radiators. TV point. BT point. Fitted carpet. Sliding patio doors.

Conservatory

14' 8" x 9' 7" (4.47m x 2.92m) Radiator. Light. Fitted carpet. Patio doors to garden.

First Floor

Landing

Loft hatch. Cupboard housing Worcester combination boiler. Fitted carpet.

Bedroom One

13' 9" x 11' 5" (4.19m x 3.48m) Double glazed window to rear. Radiator. BT point. TV point. Fitted carpet. Cupboard with shelving.

Bedroom Two

11' 5" x 9' 7" (3.48m x 2.92m) Double glazed window to front. Radiator. TV point. Fitted carpet.

Bedroom Three

8' 6" x 6' 4" (2.59m x 1.93m) Double glazed window to front. Radiator. BT point. Fitted carpet.

Shower Room

Double glazed obscured window to rear. Radiator. White suite comprising of low level WC, vanity sink with storage, large shower cubicle floor to ceiling tiled walls. Tiled flooring. Recess lighting. Mirror with light.

Exterior

Front Garden

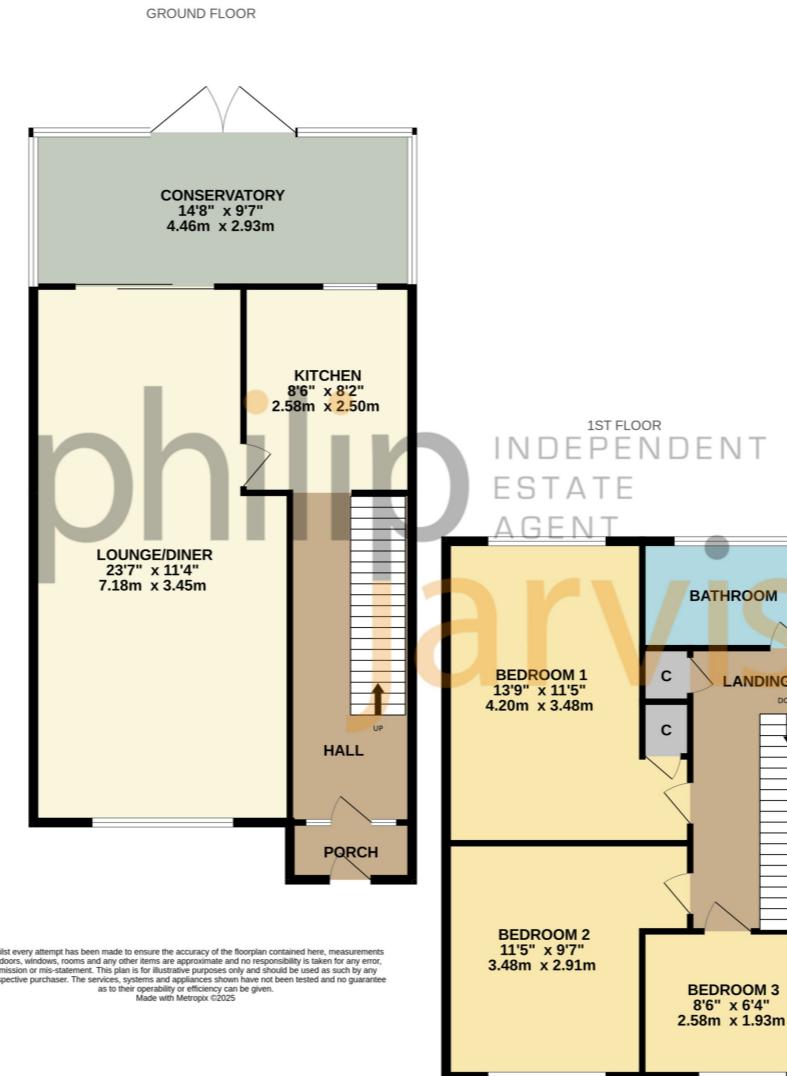
Gate with path to front door. Mix of decorative shingled and slabbed areas with plants.

Rear Garden

Patio for easy maintenance. Large shed with power. Fenced borders with rear gate for pedestrian access to rear alley way.

Agents Note

The current vendor rents a garage through Golding Homes.



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 is included this is for the general guidance only. It is not to scale and its accuracy cannot be confirmed.

Viewing Strictly By Appointment With

