



philip INDEPENDENT
ESTATE AGENT
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Millfield, Holm Mill Lane, Harrietsham, Maidstone, Kent. ME17 1LA.

£599,995 Freehold

Property Summary

"Millfield is a property with real potential. A generous sized plot and plenty of scope for development". - Philip Jarvis, Director.

A four bedroom detached chalet bungalow found in a tucked away position in Harrietsham. Millfield sits on a plot measuring 0.4 of an acres and an early viewing comes most recommended to fully appreciate the potential of the property. The property does however require some updating and improvement.

Downstairs there are three reception areas to include a conservatory and sun lounge plus living room. There is also a fitted kitchen. There are two double bedrooms and a shower room.

Upstairs there are two further double bedrooms with an ensuite shower room off one bedroom and a bathroom that could also be used as an ensuite facility off the other bedroom. There is also a useful landing/study area.

Outside the gardens are laid mainly to lawn with a large wooden shed. There is a driveway leading to double gates and a further driveway beyond the gates.

Harrietsham is a popular village boasting an excellent primary school, two shops, railway station and Gastro pub. The larger village of Lenham is only a short drive away and the county town of Maidstone and the M20 motorway are also easily accessed.

Features

- Four Bedroom Detached Chalet Bungalow
- Fitted Kitchen
- Two Shower Rooms & Bathroom
- Overall Plot Measuring 0.4 Of An Acre
- Council Tax Band D
- 18ft Living Room
- Conservatory & Sun Lounge
- Requires Some Updating & Improvement
- Extensive Parking Area With Double Gates
- EPC Rating: D

Ground Floor

Double Glazed Entrance Door To

Porch

Double glazed windows to side and rear.

Hall

Stairs to first floor. Understairs space. Radiator. Laminate flooring.

Living Room

18' 3" x 13' 9" (5.56m x 4.19m) Double glazed window to rear. Double glazed doors to sun lounge. Doors to conservatory. Fireplace with wood burning stove. Two radiators. Laminate floor.

Conservatory

13' 8" max x 13' 4" (4.17m x 4.06m) Double glazed window to front, side and rear. Double glazed doors to rear. Radiator. Laminate floor.

Sun Lounge

17' 0" x 8' 10" (5.18m x 2.69m) Double glazed window to side and rear. Double doors to rear. Door to side. Laminate floor.

Kitchen

13' 11" x 8' 10" (4.24m x 2.69m) Double glazed window to rear. Modern range of base and wall units. White one and a half bowl sink unit. Zanussi double electric oven. Four ring gas hob with extractor over. Space for fridge. Plumbing for dishwasher. Radiator. Vinyl plank floor.

Lean To Area

Plumbing for washing machine and space for tumble dryer. Sink unit. Door to front and rear.

Bedroom One

13' 10" x 12' 8" max (4.22m x 3.86m) Double glazed window to front. Radiator. Sliding doored to triple wardrobe cupboards.

Bedroom Two

13' 10" x 10' 4" to wardrobe doors (4.22m x 3.15m) Double glazed window to front. Radiator. Wardrobe cupboards to one wall.

Shower Room

Double glazed frosted window to side. Modern suite of concealed low level WC, vanity hand basin and large walk in shower. Fully tiled walls. Tiled floor. Downlighting. Extractor. Chrome towel rail.

First Floor

Landing/Study Area

Double glazed Velux window to side. Cupboard housing boiler.

Bedroom Three

17' 6" max into roof space x 11' 3" narrowing to 9' 4" (5.33m x 3.43m) Double glazed window to front. Double glazed Velux window to side. Radiator.

Bedroom Four

17' 6" x 11' 4" narrowing to 8' 8" (5.33m x 3.45m) Double glazed window to rear. Double glazed Velux window to side. Radiator. Eaves storage. Downlighting.

Ensuite Shower Room

White suite of low level WC, small vanity hand basin, corner shower cubicle. Fully tiled walls. Downlighting. Extractor.

Bathroom

Double glazed Velux window to side. White suite of low level WC, pedestal hand basin and pine panelled bath with shower attachment. Radiator. Tiled floor.

Exterior

Front Garden

Area to lawn with laurel hedging to border.

Rear Garden

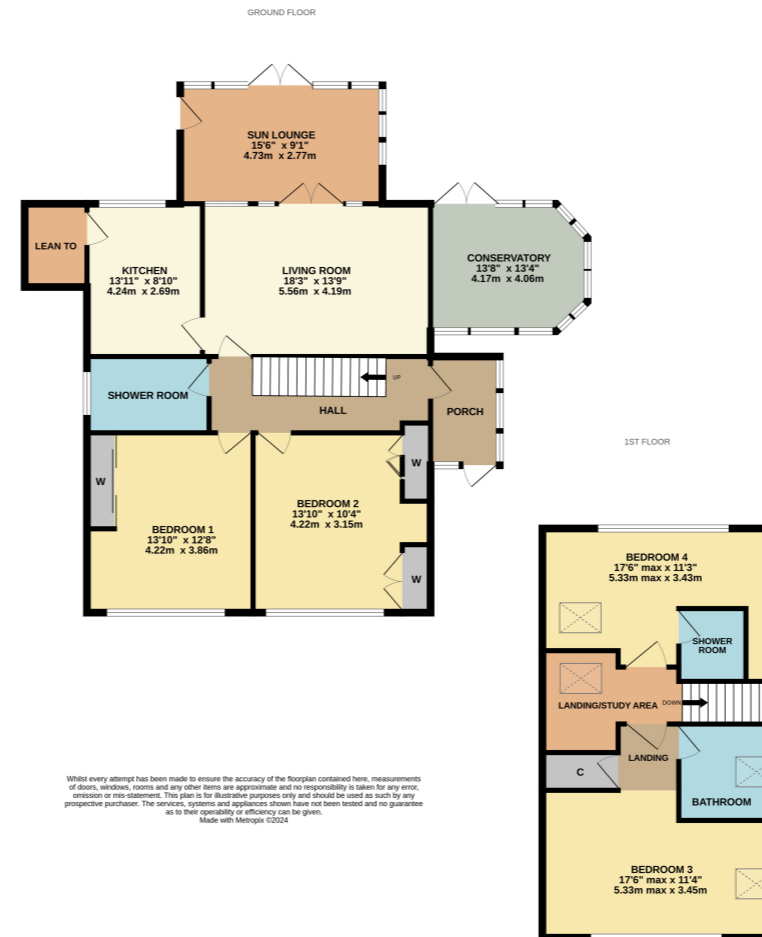
Laid to lawn. Patio area. Large shed measuring 17' x 8'. There is a further lean to shed to one side of the property.

Driveway

Concrete imprinted driveway leading to brick wall and double and pedestrian gate. Beyond the gates is a further area of imprinted driveway for parking.

Agents Note

There is a septic tank at the property.



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

