





11 Lenham Road, Platts Heath, Maidstone, Kent. ME17 2NX.

Guide Price £275,000 Freehold

Property Summary

"Platts Heath is such a sweet village and I really think there is so much scope to make this house a home". - Matthew Gilbert, Senior Branch Manager.

****GUIDE PRICE OF £275,000-£295,000****

Welcoming to the market this well proportioned three bedroom semi detached property located within the village of Platts Heath. Available with vacant possession it is ideal for a buyer looking for a no forward chain.

The property comprises of an entrance hall, kitchen, open plan lounge/diner and WC to the ground floor. To the first floor there are three bedrooms and a family bathroom.

Externally there are both front and rear gardens as well as a driveway for at least two vehicles and a single detached garage.

Platts Heath is a charming village located between Lenham and Headcorn. It offers a local primary school and direct access to the now protected forestry area surrounding Platts Heath. Nearby Lenham and Headcorn provide a wider range of amenities including additional primary schools, a secondary school, railway stations, and excellent transport links, with the M20 accessible at Leeds, just five miles away.

It is quite rare for a property like this to come to the market so please book a viewing to avoid disappointment.

Features

- Three Bedroom Semi Detached Home
- Double Glazing
- Oil Central Heating
- Updating Required Throughout
- Council Tax Band D
- Garage & Driveway
- Village Location
- Vacant Possession
- EPC Rating: TBC

Ground Floor

Front Door To

Hall

Radiator. Cupboard housing fuse box. Coat hooks.

Kitchen

10' 4" x 6' 11" (3.15m x 2.11m) Double glazed window to front. Double glazed window to side. Fully tiled walls. Range of base and wall units. Sink and drainer. Space for electric cooker and white goods.

Lounge/Diner

22' 1" x 18' 9" (6.73m x 5.71m) Double glazed to front. Double glazed window to rear. Double glazed sliding doors to rear. Four radiators. Stairs to first floor. Brick fireplace. Wall lights.

Cloakroom

Double glazed window to front. Low level WC. Wash hand basin. Radiator. Localised tiling.

Rear Lobby

Access to rear garden. Oil boiler. Power and light.

First Floor

Landing

Double glazed window to front. Cupboard housing water tank. Hatch to loft access.

Bedroom One

11' 5" x 8' 9" (3.48m x 2.67m) Double glazed window to rear. Built in double wardrobe. Built in cabinets. BT point.

Bedroom Two

10' 11" x 8' 11" (3.33m x 2.72m) Double glazed window to rear. Radiator. Built in double wardrobe. Cabinets to remain.

Bedroom Three

9' 6" x 7' 10" (2.90m x 2.39m) Double glazed window to front. Radiator.

Bathroom

Double glazed obscured window to side. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment. Fully tiled walls. Shaver point. Radiator.

Exterior

Front Garden

Brick block pathway. Paved steps leading to the front door. Outside light. Outside tap. Oil tank. Lawned area and shrub border.

Driveway

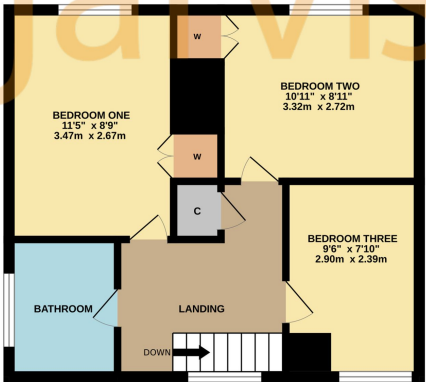
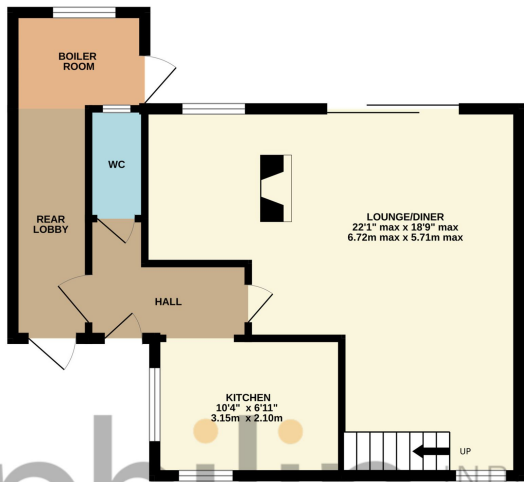
Brick block driveway for at least two vehicles leading to

Garage

Single garage. Up and over door. Power and light.

Rear Garden

Concrete footpath with brick steps and raised brick borders. Water feature. Built in brick BBQ. Fir tree hedging to the rear border. Side access. Outside light.



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.
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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.

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